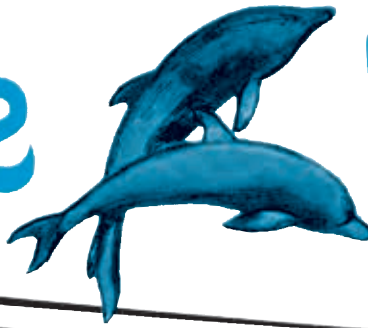


Seashore News



February 2023

Published Monthly by Niguel Shores Community Association

Issue 590

FROM THE HELM

Great Start!

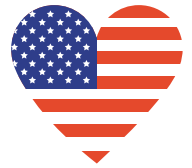
The new year in Niguel Shores has kicked off to a great start with a number of projects in the works. NSCA Committees have been hard at work and trying to stay as dry as possible due to the rains we have been experiencing.

Board Meeting and Resident Roundtable—The next NSCA Board Meeting will be held on **February 8, 2023** beginning with a **Resident Roundtable** at 5:00 p.m. in the Clubhouse. The topic of the Roundtable will be **An Evening of Tree Knowledge**. All homeowners are invited to attend and become better informed about our community trees. We hope the program helps to better educate the community about NSCA trees and the benefits and faults of the trees of Niguel Shores. If you would like to attend you may come in-person or via zoom. Contact mnorthrop@niguelshores.org to obtain the link.

Thanks!—Please be sure to read the **Recreation Amenities Committee article** in this issue for a progress report on the Amenities project. The Committee has been hard at work on community improvements, and we thank them for their efforts and dedication.

Thank you to all who attended the annual **Volunteer Appreciation Reception** last month which honors of all the residents who dedicate their time to make NSCA run so efficiently and effectively. We would not have such an amazing place to live if not for the hard work and generosity of our resident volunteers.

Open Positions—Interested in volunteering for our NSCA Committees or a Board position? Contact the Niguel Shores office for openings or submit an application which can be obtained at the office or on niguelshores.org. Two Board positions are up for election in 2023. An application form was included in the January newsletter, or is available on our website and in the office. Current volunteers or those to wish to volunteer should read the Association's **Mission Statement** and the **Core Principles Of Niguel Shores Community Association's Board Of Directors** that have been included in this issue.



Happy Valentine's Day and President's Day!

—Rhonda Dunlevie

Between the recent bouts of rain, Niguel Shores enjoyed a sunny day on the courts, a bright rainbow, and an amazing sunset at the Bluff.



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

Annual Meeting – Call for Candidates

If you would like to work with a Board of Directors that adheres to the Core Principles and Mission Statement shown on this page, you should consider running for the Board by completing the nomination form that was included in the January newsletter. You can also obtain the Nomination Form on the Niguel Shores website niguelshores.org or by contacting anyone in the NSCA Management Office. Return the completed form to the NSCA Office by 5:00 pm on Thursday, February 16.

The **Annual Meeting** is scheduled for **Tuesday, May 16 at 6:00 p.m.** This year the terms of Directors **Donny Borsack** and **Steve Leonard** are concluding, so there are two (2) positions open for election. The term of office is two years and meetings are currently held once per month.

President's Day Office Closed—No Construction

The Management Office will be closed on **Monday, February 20** in observance of **President's Day** and there is no construction allowed on that day. In the event that you need immediate assistance during the time when the office is closed, please contact the **Patrol Service** at the gatehouse (949) 487-4185 for direction.

Wishing all of you a very happy celebration of Valentines Day and President's Day!

—Marla Miller

NSCA Board of Directors Core Principles

These are the Core Principles of the Niguel Shores Community Association Board of Directors.

- As a coastal community, our unique value resides in our premier location. Our purpose should be to allow all owners to utilize, benefit and prosper from our exclusive locale. With our location being the starting point, our purpose should be to enhance our community by committing to these values and codes of conduct.
- We will run an effective Community and conduct business with transparency while respecting confidential and private information.
- The foundation for the Niguel Shores Community Association will ensure that Board members, committees, staff and homeowners are aligned with a common purpose for the benefit of all.
- Our fundamental goal as representative of the Association, is to take an ethical and fair approach in representing the interests of the Niguel Shores Community Association.
- Consistent with our documents and the law, we will actively include owners in decisions affecting our Community that will enhance and maintain a friendly and aesthetically pleasing place to live.
- We will listen to owners and treat all issues and owners with respect.
- Any actions we take are aligned with our Mission Statement guaranteeing the Community comes first.

Mission Statement

The mission of the Niguel Shores Community Association (HOA) is to continue to enrich our premier coastal community. With cooperation, we will promote a sense of community, enhance the livability and interest of the homeowners. We will enhance the quality of our neighborhood by maintaining our common areas and upholding the CC&Rs and Bylaws in the best interest of our Community. —NSCA Board of Directors

JANUARY 2023 BOARD MEETING: (GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited November 2022 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for December 21, 2022
- December 2022 Expense and Transfer (Actual)
- Quarterly Transfer Operating to Reserve Account for 2023
 - 2023 Committee Chairs
 - 2023 Committee Members
 - 2023 Election Timeline
- Updated Litigation Disclosure Statement
 - Covenant Halyard Drive
 - Covenant Gourami Bay
 - Covenant Capstan Drive

- Add an Emergency Item to the Agenda: Purchase a \$200,000 CD through Comerica with Funds from US Treasury Securities
- Finance Committee Recommendation to Purchase a \$200,000 CD through Comerica with Funds from US Treasury Securities
 - Office Firewall Network
 - Surveillance Camera Firewall Network
 - IT Management and Cyber Security Proposal
- Harvest Proposal #102728 for Tree Removal Colima Bay
- Harvest Proposal #102394 for Tree Removal Brisbane Bay
 - Garibaldi Traffic Barrier Arm and Operator

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, Delinquency Report, Cash Flow Analysis and Broker CD Rates (November)
 - Recreational Amenity Update
 - Parking Rules and Board Procedures
 - Manager's Report

NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance and on the website. In addition, the General Session and Executive Session agendas for the next Board Meeting will also be posted on the Friday prior to the next meeting.

THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE COMMUNITY CENTER CLUBHOUSE ON THE **2nd WEDNESDAY, FEBRUARY 8, 2023**, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING AT 5:00 P.M.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

Public and Private Utility Lines

One doesn't need more than a quick trip through the streets of Niguel Shores to notice a fair amount of construction in progress. If you are involved in a major home remodel or a even less complicated project, such as replacing a fence or adding solar panels, it is critically important to be aware of the location of utility lines.

Before digging or doing any kind of repair or improvements that require excavation, responsible contractors will require you to locate the underground utilities on your property. This includes water, sewer, gas, electric and cable lines. The lines running throughout the streets and easement areas that deliver these services are **Public Utility Lines** terminated at a service point adjacent to your property. The lines running from your house to this service point are **Private Utility Lines**.

Homeowners are responsible for installing and maintaining the lines on their own property up to the Public Utility connection point even when it crosses a common area.

The individual characteristics of each tract in our neighborhood may have unique differences in how the point of service may be accessed by a homeowner. There is a utility easement that exists for the purpose of distributing services efficiently across common areas; however, the responsibility of maintaining the private utility lines remains with the homeowner.

Our Homeowners Association only maintains utility lines that deliver services to Common Area elements such as security lighting, drinking fountains, landscape water, etc. if you believe it may be necessary to excavate in a common area of Niguel Shores, please contact the Association Office for verification before taking any action.

—Mike Stively

COMMUNICATION COMMITTEE

The *Seashore News* celebrates 50 years of publication in Niguel Shores this year (1973-2023), and we're looking ahead to 50 years more! You can view every issue from all 50 years on the Niguel Shores website at niguelshores.org, but during our anniversary year we also are printing some items from our past newsletters for a bit of nostalgia and Niguel Shores history.

In this February 2023 issue, we are including clips from a past February decades ago when Niguel Shores was a brand new community surrounded by open land, and not much else. Our residents had to travel far away for shopping and dining, but they created a variety of wonderful activities right here within our gates for enjoyment by all ages.

Turn to page 14 in this issue and see what was going on in the Shores back in February 1974.

—The Communication Committee

MAINTENANCE COMMITTEE

The new year is in full swing for the **Maintenance Team**. We are busy addressing homeowner requests and making the annual review of our sidewalks and pathways for signs of deterioration and trip hazards. The latter is a project our chairman **Len Beebe** handles personally with the contractor.

Replacement portable picnic tables for the bluff are still on order but have been delayed due to, you guessed it, supply chain issues. Even looking into alternative tables has proved fruitless. In the meantime we will have to live with the old ones for a few more months.

We would like to welcome **Al Glatt** as our newest committee member. Al is sure to be a great addition as he has served on the NSCA Board and is a longtime Niguel Shores resident.

We still have another position to fill, so if you want to help make sure Niguel Shores continues to be the well-maintained community it always has been, please stop by the office to submit an application. We meet once a month on the third Thursday at 9 a.m. There are occasional outside projects that may come up, but the time commitment is minimal.

Have a great February!

—Geoff Dunlevie

RECREATION COMMITTEE

Happy Valentine's Day Everyone!

A new year has begun, and we are gearing up for a full list of fun activities. Although there are no events this month, don't forget to stay tuned for the upcoming events below:

St. Patrick's Day – Friday, March 17, 5:30 to 7:30 p.m.

Car Show – Saturday, April 8, 3:00 to 5:00 p.m.

Garage Sale – Saturday, April 22, 9:00 a.m to 12:00 p.m.

Cinco de Mayo – Friday, May 5, 5:30 to 7:30 p.m.

Spring Market – Saturday, May 20, 11:00 a.m. to 4:00 p.m.

—The Recreation Committee

RECREATION AMENITIES COMMITTEE

Good news to report: The Recreation Amenities Enhancement Project continues to progress on schedule and within budget!

RRM Design Group has completed the detailed design and specifications. By the time of this publication, the design package should be submitted to the City of Dana

COMMITTEE REPORTS

Point for review and approval. Following approval, which is estimated to take a month, we will obtain fixed price construction bids. Thus far, we have received pricing and delivery times on roughly 30% of the total project cost.

In the spring, the committee plans to participate in a Spring Resident Roundtable and will present an updated schedule, budget and pictures. Look for details coming soon!

Again, if you have questions related to this project, please email NSAmenities@gmail.com. Happy February!

—Debi Berk

TRAFFIC AND SAFETY

No Speed Readers

The barcode readers at our gates are of excellent quality, but are not designed to read, process information, and then safely open said gate in just a flash. Unfortunately, to the chagrin of a couple of people that were hurrying to get to their destination, there have been a few minor collisions between the gate bar and entering vehicle.

Our barcode readers appear to be in good working order and seem to be functioning as intended. We will continue to monitor this matter and make appropriate recommendations as needed. In the meantime, remember to be patient and proceed thru the gates in a fashion to allow the system to function as it is designed.

Stop Signs

Next to speeders, we receive more concerns about drivers not stopping for stop signs than any other violation. Almost all of them involve streets crossing Niguel Shores Drive. Recently, I have noticed black and white police cars “monitoring” traffic along Niguel Shores Drive. and assume it was in response to complaints. Hopefully, the concern for being cited will be sufficient motivation to spur everyone’s safe driving.

To Stop or Not To Stop

Clearly, the busiest intersection in our community is the Mariner Entrance at Niguel Shores Drive, especially in the morning with folks going back and forth to or from work and school. Stop signs control vehicles traveling on Niguel Shores Drive and those desiring to turn onto Mariner Drive to exit. However, confusion sometimes develops because vehicles entering the community from the Mariner Gate are not controlled by a stop sign and do not have to stop at the Niguel Shores Drive intersection. Obviously, they have to be cautious, but otherwise the entering cars don’t have to stop. Entering cars have the right to proceed through the

NIGUEL SHORES WEBSITE niguelshores.org



The Niguel Shores website at niguelshores.org offers many handy features for resident use. For example, if you are you looking for a gardener, a cabinet maker, a plumber, or other service providers, check the **Men’s Club Maintenance List** posted on the Niguel Shores website.

Ever since 1975, the Men’s Club has been providing and updating its list of recommendations by residents for all kinds of services. The Maintenance List was the idea of **Norman Pomeroy**, who originated and oversaw it for seventeen years, from 1975 to 1992. **Rick Foth** took over from 1992 to 1999, followed by **Don Beaver** from 1999 to 2014. **Moe Torabi** stepped up after Don and has been in charge of the list for the past nine years, from 2014 until the present time.

Moe reminds everyone that the Men’s Club and Niguel Shores Community Association **do not** personally endorse the vendors, service providers, or contractors, nor will they be responsible for any acts or work done by those on the list. The recommendations come from residents and are offered as a courtesy. Everyone is advised to use due diligence when hiring any services. As a point of caution, please hire only state-licensed contractors and check the contractor’s license number online at cslb.ca.gov or by calling (800) 321-2752 to make sure the license was not expired or suspended.

If you have been pleased with the work of certain providers and would like to recommend them to other Niguel Shores residents by adding their names to the list—or if you hired any names from the list and were not happy with their work and would want their names removed—you can contact Moe at (949) 636-2116 or motorabil@gmail.com.

gate and continue onto Niguel Shores Drive, while the cars on Niguel Shores Drive must stop at the stop signs. On some occasions with entering cars unnecessarily stopping, traffic becomes jammed and creates a hazard for drivers and pedestrians. If we all remember that entering cars do not have to stop, we can help correct this problem.

--God Bless . . . Tim Murphy

CLUBS

WOMEN'S CLUB

“Love is patient and kind; love does not envy or boast; it is not arrogant or rude. It does not insist on its own way; it is not irritable or resentful; it does not rejoice at wrongdoing, but rejoices with the truth.”

—1 Corinthians 13:4-8

As Valentine’s Day approaches, we may be prompted to think of “love” in its many meanings and forms. Love is a certainly a tricky word. It’s most often understood as an intense, deep feeling. However, love isn’t merely a feeling but a way of relating to others. Love is the common denominator in how we relate to God and to others.

Our community of Women’s Club friends offers a way to share a spirit of love with others. Speaking personally, I know that the club members have embraced me with love, kindness, and laughter. I thank you, dear friends, for the times we have shared, activities we have planned, and the many wonderful experiences yet to come.

January Recap—Our January Luncheon was a perfect way to begin the new year with health and wellness advice from Niguel Shores Women’s Club president, **Sharon Stewart** and water aerobics instructor, **Cynthia Carlson**. They presented “Healthy Lifestyle to the Core,” a program on taking good care of ourselves and maintaining a healthy lifestyle. We were all motivated by their positive “food for thought” on beginning a new way of life for 2023. Daily exercise, balanced meals, reaching a better weight, and healthy eating habits are great resolutions for the New Year. Just imagine what changes are possible!

February Luncheon—Plan to attend this month’s Luncheon on **February 9** to hear about **Cristin Cobb**’s walking journey on the **Camino de Santiago (the Way**



Speakers Cynthia Carlson and Sharon Stewart encouraged everyone to maintain a healthy lifestyle.

of St. James), following the traditional Camino Frances route. This is one of many traditional pilgrimage routes Christians have followed across Europe since medieval times to reach the Cathedral of Santiago de Compostela (Cathedral of St. James of the Field of Stars) where tradition says St. James is buried. Cristin started in the French Pyrenees mountains and walked on foot through northern Spain for 38 days to the Cathedral in Santiago, Spain.

Come to learn about her experiences as she passed through points of interest like Pamplona, famous for the Running of the Bulls; Rioja wine region, known for La Fuente del Vino (Fountain of Wine); and Santiago’s giant archway and cathedral with a bag pipe welcome.

Watch your email for the February invitation. If there is an email problem and you don’t receive an invite for some reason,



please send a message to niguelshoreswomensclub@outlook.com. If it your turn to to bring a salad, we will contact you prior to the luncheon to contribute to the delectable monthly salad bar!

Outside Activity—This month we will have **Happy Hour at Hendrix Restaurant** on **February 16** from 4:30 to 6:00 pm. All members are encouraged to join in the fun and socialize with drinks and appetizers for purchase.

Join Us—Any Niguel Shores ladies interested in joining our gregarious group, please contact **Judy Palladino** at twopalls@aol.com or **Kathy Zoch** at kathyzoch@ochomes.org. You can also stop by the office for an application. We would love you to visit us at the February luncheon but please let us know you will be attending by contacting niguelshoreswomensclub@outlook.com. We look forward to seeing you!



—Terry Link

Women's Club Outside Activity

EVENT: HAPPY HOUR—Hendrix Restaurant
32431 Golden Lantern, Laguna Niguel

DATE & TIME: This month we will have Happy Hour at Hendrix Restaurant on **February 16** from **4:30 to 6:00 p.m.**

SPECIAL INFORMATION: Join your friends and neighbors for HAPPY HOUR. Reduced prices until 6 p.m. Come when you can.



MEN'S CLUB

The Men’s Club is off to a strong start for 2023!

At our first meeting of the year on **January 3** we enjoyed a fine breakfast, and then got down to business. We introduced two new members, **Dennis Backer** and **Dan Burgner**. Welcome,

CLUBS

gentlemen. We reminisced a bit over breakfast about a very fun December, especially the **Dana Hills High Choir** performance and the joint party with the **Women's Club**, featuring yummy homemade hors d'oeuvres and available adult beverages. All agreed it was a fine way to conclude a good year.

Next, we took care of some club business by asking all present to indicate their willingness, or not, to serve on the club's Board for the 2023 year. After some discussion we settled on five of those present, and elected those five unanimously to the **Men's Club Board**. They are **John Yocca, Eric Eckes, Steve Morris, Geoff Dunlevie** and **Tim Moore**.

Many thanks to **John Gabbard** for his faithful and beneficial service to the club in 2022. As you may know, John has recently ascended to the **Dana Point City Council**. John will retain his club membership, but has relinquished his Board seat. We applaud John's accomplishments. We will miss having him here.

We will also miss long time member **Sam T. Johnson**, who passed recently. Sam's long list of accomplishments was detailed in the last edition. Suffice it to say that Sam had a critical role for many years in the Men's Club and the annual Pancake Breakfast. Thank you, Sam. You will be missed.

Our guest speaker was **Robert Saint-Aubin, Esq.**, a longtime Men's Club member, a graduate of MIT as an engineer, and a graduate of University of Pennsylvania Law School. Robert told us about his long and varied career, from his early "Philadelphia Lawyer" days, through his work after relocating to Nevada in support of a small Nevada town in a big dispute with a large energy company. It was an entertaining and informative presentation, supported by a series of visual aids. Thank you, Robert. Well done.

Our **January 17** meeting featured another fine breakfast prepared and served by the **Roberts** cooking team, and a stimulating presentation by noted financial planner **Gary Edkins, CLU**.

Coming up this month, we meet on **February 7** to hear **Brooke Cuevas** from the **Dana Point Nursery**, and **February 21** for a presentation by **James Shadle, Director of Dana Point General Services**.

If you are not yet a member of the Men's Club, please be our guest at one of our meetings. All you have to do is show up on the first or third Tuesday of the month at 0800h. In addition to the friendly social interactions and stimulating presentations, you will be treated to a fine, hot breakfast. It is a great way to start your week, and a great way to stay tuned in to what is happening in our little beach city. Please join us. Membership is open, even if you do not live in Niguel Shores. C'mon down!

—Tim Moore



The Garden Club's first meeting of the new year had a great turnout, even on a rainy day. January speaker Steve Schinhofen from Harvest Landscape answered questions from residents and reminded everyone of the #1 reason for plant death: water—too much or too little!

GARDEN CLUB

Field Trip—Our next meeting **Monday, February 13** will be a field trip to **Roger's Gardens** in Corona del Mar. This popular destination continues to delight the public with its beautiful foliage, flowering plants, herbs and vegetables, fountains, pottery, and outdoor furniture and accessories.

We have table reservations at **Roger's Gardens Farmhouse** for a **Valentine's Lunch**, starting at **11:45 a.m.** Seating is limited, so if you didn't sign up at the January meeting, please email Lydia Reese, Garden Club President, at lydiashappy@gmail.com. If you wish to carpool, please meet us in the Niguel Shores Clubhouse parking lot. If you prefer to drive yourself, the address is 2301 San Joaquin Hills Road, Corona del Mar 92625. Watch for a reminder email sent ahead of the field trip with details about the carpool and the meeting at Roger's Gardens itself.

Water Conservation—In their Winter 2022 Drought Update Report, the **South Coast Water District** announced that landscape irrigation was to be limited to one day per week through to March 2023. As of this writing, California has gone from extreme drought to extreme flooding in a matter of days. But it appears that these winter storms will not completely reverse the exceptional drought. We still need to conserve water. We fervently hope that our regional water supply gets replenished over the next few winters.

Looking Toward Spring—With February marking the last month of winter, we can anticipate the appearance of wildflowers in places like **Anza-Borrego Desert State Park**. While the first wildflowers can pop up across the desert around mid-February, blooming usually peaks from mid-March to late April. For more information about this season's wildflower bloom, please call the **Anza-Borrego Wildflower Hotline** at (760) 767-4684 or the State Park Visitor Center at (760) 767-4205. Hopefully this winter's rain will gift us with a wildflower superbloom.

Monarchs—On a positive note, the number of monarch butterflies spotted in California's overwintering sites has exceeded 300,000, according to the Xerces Society's **Western Monarch Thanksgiving Count** (November 2022). The conservation organization says this number of monarch butterflies hasn't been seen since the fall of

continued on page 8

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2000. 2020 marked a low point, with only 2000 butterflies counted across the entire state. 2022 marks the second year of increasing numbers! The report is seen as positive, but researchers say that the monarch population has declined significantly since the 1980s, when numbers were in the millions. Monarch butterflies were counted at 183 overwintering sites across California; the largest individual

count of the 2022 season was about 34,000 butterflies at a private site in Santa Barbara County.

Plant Sale—Please remember our annual fundraiser: the **Garden Club Plant Sale on Saturday, March 25!** Our members and generous local nurseries will be contributing plants and garden related items for sale.

—Ann Strauss

DANA POINT THIS MONTH



VETERAN SERVICES ASSISTANCE

Dana Point Community Center

2 p.m.

Wednesdays, February 1 and 15

Information: vfwpost9934.org

WHALE AND MARINE LIFE TOUR

Naturalist tour aboard the Ocean Institute RV

Sea Explorer.

10 a.m. to 12:30 p.m.

Saturday, February 4

Sunday, February 5

Adults \$10, Child \$35, Toddler \$10

Tickets: oceaninstitute.org

CREATE MONARCH BUTTERFLY HABITATS

Materials and snacks provided.

9 a.m. to Noon

Sunday, February 5: Sea Terrace Park

Saturday, February 25: Creekside Park

Register: jriyhani@danapoint.org

KIDS CANDY HEARTS NIGHT

Crafts, movie, snacks.

Dana Point Community Center

4:30 to 7 p.m.

Saturday, February 11

\$20 (limited enrollment)

Register: (949) 248-3536



CPR AND AED CLASS

Dana Point Community Center

8:30 a.m. to Noon

Saturday, February 18

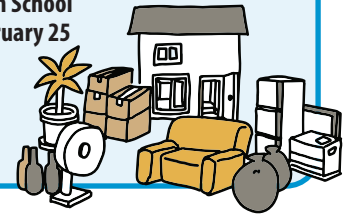
\$61

Register: (714) 374-3008

BULKY ITEM CLEAN UP DAY

Dana Hills High School

Saturday, February 25



ACCOLADES

This past December, **Maria Girard's** grandson, **Blake Bowen**, received an early Christmas gift. On December 21, Blake learned he had been drafted by the **Seattle Sounders** in the **Major League Soccer Super Draft**.

Blake has played soccer since he was four years old, starting first the way so many Southern California kids do, by playing AYSO for their neighborhood team. Blake went on to play Club Soccer when he was six and continued all the way through elementary and junior high school. At San Clemente High School, he played all four years. He, along with his teammates, won both CIF and State championships in 2019. Blake received many awards all through high school and then went on to play soccer at San Diego State where he also received numerous honors. However, the biggest award to date was his draft to the Major Leagues with the Seattle Sounders.

Presently, Blake is living up in Seattle, working out with the team and completing his last semester of course work online for his Bachelor's Degree from San Diego State.

Blake's parents and grandmother, **Maria**, are exceedingly proud of him. According to his mom, **Trish Bowen**, "Blake's accomplishments were strictly because of his



Blake working out with Seattle Sounders pro team.



Blake and family walking onto the soccer field on Senior Night, last official game at San Diego State.

hard work. He never complained about going to practice, getting up early for games or missing out on an occasional party. He has been driven since he was a little boy and we are so proud to see all his hard work pay off!" It is certainly an exciting time for Blake and his family!

A note to all Niguel Shores residents:

The *Seashore News* is happy to share your good news with our residents. Please don't hesitate to contact us at seashore-news@hotmail.com if you have news you would like us to share.

—Patti Staudenbaur

ACTIVITIES

BRIDGE

Bridge Versus Chess—I know I have spoken about how much fun it is to play **Bridge**, but some interesting facts came to light as I was researching a move in **Chess**.

- Chess has over 850 billion combinations of play. Bridge, on the other hand, has only 635,013,559,600 combinations, thereby making it an easier game to play.
- In Chess only two people can play at a time, while in Bridge four players not only enjoy the game, but the computation is friendlier.
- Part of playing Bridge is the communications between the partners. While all the players may know what each partner is saying, the outcome of the game is determined by how well the partners communicated their individual hands to each other.
- Chess is a great game to play and makes each player think about each move and also how to block their opponent's move. Bridge also is a great game and also challenges the partners to play together and accomplish their goals.

Join Us—Here at Niguel Shores we look forward to meeting and enriching our group of Bridge players. Please contact **Bob** or **Betty French** for information at (949) 312-2556.

Our Current Winners

12/21 Glenda Wilson slammed a homer on her way to first, while Bill Imbriale was crossing on second, and Freyd Rad was rounding third to home. Freyd and Shida, his wife, are consistent winners here at Niguel Shores.

12/28 Shida Rad came in first, while our exuberant leader Bob French came in second, and on his heels was his wife Betty our star organizing leader at third.

1/4 The New Year brought in our 100 year old Dorothy Garcia at first (you are never too old to play bridge), while Freyd Rad snuck ahead of his wife for second, and Shida Rad brought up third.

1/11 Shida Rad does not like to come in third so she chose first for this match, and Jim Pinola held strong for second, leaving Freyd Rad settling for third.

—Mike Oliva

PAGE TURNERS

This month Page Turners will be reading Jane Smiley's novel *A Thousand Acres*. The author won the 1992 Pulitzer Prize for Fiction and the National Book Critics Circle Award for Fiction in 1991 for this book. It is a family saga about a



father who owns a farm in Iowa and his three daughters. The author based the book on Shakespeare's *King Lear*.

On reading some of the reviews of this "older" novel, I think the following speaks to the tone of the book: "She contrasts the stringencies of nature with those of human nature: the sting of sibling rivalry, the tensions of marriage, the psychological burdens of children, the passion of lovers. Her tightly controlled prose propels tension to nearly unbearable extremes—but always within the limits of credibility. In the end, she has raised profound questions about human conduct and moral responsibility, especially about family relationships and the guilt and bitterness they can foster." *Publishers Weekly*

There seems to be a trend in the books chosen by the group to read this year—older historical fiction featuring different world cultures.

Page Turners consists of three groups all reading the same books, which are suggested by the groups and voted for in the spring. We usually have about 25 books suggested and from these nine are chosen for the next year. We always welcome visitors and new members. Two groups meet the fourth Thursday afternoon of the month, and for information you can contact **Steve** and **Ann Morris** at samwrsi@cox.net. A third group meets the fourth Monday afternoon of the month, and you can reach me at fozimec@cox.net for information on that group.

—Frances Ozimec

LIBRARY

The Dana Point Library offers free programs for all ages. Call the Service Desk for information at (949) 496-5517.

CHILDREN

Kids Coloring—Saturdays at 11 a.m.

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

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

Lego Builders—Mondays 2/6, 27 at 2:30 p.m.

Reading in Spanish with Carmen—Wednesday 2/8 at 11 a.m.

Young Readers Book Club—Wednesday 2/15 at 3 p.m.

Kids Movie and Make—Thursday 2/23 at 10:30 a.m.

Tween Tinker Optics/LED—Thursday, 2/28 at 10:30 a.m.

ADULTS

Learn Cross Stitch—Saturday 2/4 at 10 a.m.

Coloring Club—Mondays 2/6, 27 at 10:30 a.m.

Gentle Reads Book Club—Thursday 2/9 at 10:30 a.m.

Jigsaw Puzzlers—Saturday 2/10 at 10 a.m.

Crochet for Beginners—Saturday 2/18 at 10 a.m.

Foreign Film Men Go to Battle—Saturday 2/18 at 2 p.m.

Seaside Book Group—Monday 2/27 at 10:30 a.m.

—Dan DeNeve



LISA AND DAVID'S MIDDLE EAST ADVENTURE

When we retired, we knew that we wanted to explore the world as much as we could. COVID set us back for a while, but in December we traveled to Egypt, Jordan, and Israel—with a side trip to Ireland as well. We found tour companies in each of the three countries and they booked our hotels and travel sites after consulting with us about our preferences.

Egypt

We began our trip in **Cairo** and the highlights were visiting the **Great Pyramid** and riding a camel to see all nine ancient pyramids of **Giza** at one time. The **Egyptian Museum** has some wonderful exhibits of the three great Egyptian dynasties. A new museum is scheduled to open soon and it's supposed to be even better.

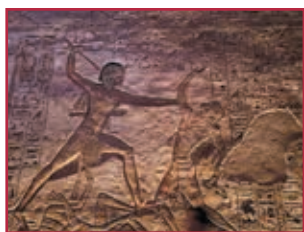


Camel ride and pyramids in Cairo.

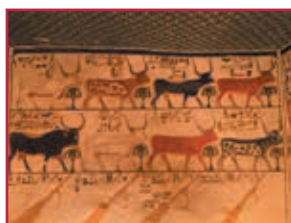


Climbing through tunnels to visit a tomb.

We then flew to **Aswan** for a cruise down the **Nile** to **Luxor** and ultimately returning us to Cairo. There were many great monuments to visit along the Nile. A side trip took us to **Abu Simbel**, which was rescued from Lake Nasser when the



Aswan Dam was built. It features the temple of **Ramses II** and **Nefertari** which includes 80' tall granite statues



3500-year-old tomb paintings.

carved out of the mountain much like Mt. Rushmore. We saw artifacts and structures dating back as far as 4,500 years. The most spectacular tomb we saw was that of Nefertari located in the **Valley of the Queens**. The paintings, which

are 3,500 years old, are still brilliantly colored and depict stories of her life and the world of her time. In an effort to preserve the beauty, visitors are limited to visits of 10 minutes.

Jordan

Petra is an ancient city carved out of existing rock walls. It was founded along the trade routes between Arabia,



The Treasury in Petra, Jordan Caravan in Wadi Rum, Jordan

Egypt and the Mediterranean Sea. The **Treasury** building is a highlight but, perhaps more spectacular, if you're willing to climb 900 steps, is the **Monastery**, built atop the city, also carved out of stone. The second and last stop in Jordan was Wadi Rum which we toured by jeep. **Wadi Rum** could be described as a cross between Monument Valley and Arches National Park but placed in the Middle East, although the vast amounts of sand and the camels made it very clear that the spectacular rock formations we were seeing were not in the U.S.!

Israel

We walked across the border from Jordan to Israel where our first stop was a tour of **Masada**, the mountain-top fortress that was the site of ancient Judea's final battle with the Roman Empire. We then floated in the healing waters of the **Dead Sea** before making our way to **Jerusalem**. The **Holocaust Museum**, **Yad Veshem**, provided a poignant and powerful reminder of a painful time in history. We continued to tour Jerusalem where we saw many holy sites for Jewish, Christian and Muslim people including the **Temple Mount**, **Church of the Holy Sepulchre** and the **Temple of the Rock**. It was easy to be moved by them all.



Temple Mount in Jerusalem, Israel

Ireland

One of our three daughters is on assignment in **Dublin** and we enjoyed stopping there on the way home. We kicked off the holiday season with her by going to a traditional **Christmas Market** which was filled with crafts, delicacies and carolers.

As with all travel adventures, it was great to see a new part of the world, but it was also great to return home.

—Lisa Merenbach



BONNIE'S EASTERN MEDITERRANEAN JOURNEY WITH ROAD SCHOLAR



My trip was called **Odyssey at Sea: Greece, Israel and Egypt.**

It was a 17-day excursion this past December aboard a small vessel chartered exclusively by **Road Scholar.** The itinerary started and ended in **Athens** at the port of **Piraeus**, with visits to three Greek islands, including **Rhodes, Crete** and **Syros.** Additionally, we visited the ports of **Marmaris** (Turkey); **Limassol** (Cyprus), **Haifa** and **Ashdod** (Israel); and **Port Said** and **Alexandria** (Egypt).

The *Aegean Odyssey*, our ship, carried approximately 250 passengers. We were divided into eight groups, and the shore excursion for each group was based on our chosen level of activity: active or relaxed. Those participating in active groups could expect to walk anywhere between two to five miles per day, on uneven surfaces, and up and down steps without handrails. Those participants choosing the relaxed option could expect a lot less walking and more bus touring.

At every port of call, we were escorted by a Road Scholar group leader, and met by a local guide. Our days were spent visiting numerous ruins of classical Greek temples, Byzantine churches, fortresses built by the Crusaders, and vestiges of the Ottoman Empire. Seeing the **Walled City of Old Jerusalem**, the **Pyramids** and **Sphinx** outside of Cairo, and the **Acropolis** of Athens were indeed wonderful highlights, but there were so many other visual and historical treasures to see and experience.

Road Scholar is a non-profit organization specializing in travel adventures for older adults for whom the educational aspect of a trip is the most important part. Accommodations are always comfortable, dining experiences are very good, and travel companions are indeed of excellent quality. Most Road Scholar participants have traveled the world over—they are experienced and knowledgeable!

On Road Scholar trips (and I have now been on three and anticipating my fourth this March to India via the UAE), the off-time spent simply relaxing and conversing with new friends is almost as interesting as time spent traversing archaeological ruins or visiting museums.

Regarding safety considerations, I have to tell you that Road Scholar takes health and safety very seriously. We not only had to be tested for COVID before we boarded the ship, but we also had to wear masks continuously while on board. A **Tourist Police Escort** accompanied us in Egypt



and we felt super safe there. Our Group Leader advised us daily on what we should do to keep ourselves healthy—such as things to avoid consuming, or precautions to take if we wanted to venture off independently.

I'm including a photo that gives a pretty accurate picture of a typical Road Scholar group. Check us out! I'm in the back row, fourth from the left!

As part of the journey, we spent two days touring **Cyprus**, viewing the most beautiful mosaic floors to be found in the Mediterranean, and learning a lot about the Crusades and how they impacted the island, bringing both Western Europeans and Turkish influences to this island nation. The dancers and musicians that came aboard our ship were Cypriot. The musicians and dance troop performed both Cypriot and Greek dances. The photo shows the men and women in traditional Cypriot costumes.



When representing Cyprus, the men and women did not dance together, but separately—the men alternated between softer steps and vigorous lunges, like the Cossacks. The women were so demure, taking small steps, with downcast eyes. They touched each other only by holding different corners of a white hankie.

When the group performed a Greek dance, the men and women danced side by side, shoulder to shoulder, arms overlapping—much more modern. It was great to see the contrast and begin to understand the cultural difference.

In **Athens**, after touring the **Acropolis**, we walked back down to the **Plaka**, the oldest section of Athens at the base of the Acropolis, a popular tourist destination with cobble-stoned streets, tavernas, and shops. Our lunch included traditional Greek favorites: **spanakopita** (filo dough stuffed with spinach, onions and feta), **dolmas** (grape leaves stuffed with lamb and rice), **kufta** (lamb and bulgar meatballs), **Greek salad**, and **tzatziki** (yogurt and grated cucumbers). It was delicious!



—Bonnie Myers

MEET YOUR NEIGHBOR

Lisa and Alan Buchner

This month we asked two longtime residents, **Lisa and Alan Buchner**, to share their story along with a few memories of Niguel Shores in its early years when they first moved here.

In 1975, Lisa and Alan, along with their two-year-old son **Danny**, came to Niguel Shores after relocating from the east coast. Both Lisa and Alan grew up in New York and attended eastern colleges. Alan graduated with a degree in Sociology from George Washington University in Washington DC; Lisa attended Fairleigh Dickinson University in New Jersey. They married the day after Lisa graduated in 1969. Lisa went on to a career in teaching and Alan worked in New York as a stock broker before switching to a specialty in men's clothing. With the birth of Danny in 1973, Lisa took a break from teaching to be home with him.

Their original plan in 1975 was a move to Rochester, in upstate New York, where Alan was scheduled to start a new job, although Lisa was less than excited about moving to the "snow belt" area upstate. Then, literally at the last minute, Alan received an emergency call from his father asking him to consider a move to southern California to help run the west coast division of his clothing business. The moving van was packed and ready to head north to Rochester when Lisa and Alan made the life-changing decision to try California, a place neither of them had ever been before. They advised the moving company of the change, and off they went to California.

Once here, a family friend introduced the Buchners to Niguel Shores, where they rented on Tasman Bay for about a year before purchasing the home from the owner. They said those early years were wonderful times for families in the newly constructed homes of Niguel Shores—a great place to raise their two children, **Danny and Karen**. They enjoyed everything about the community and, in 1987 when they decided their family needed more space, they purchased their home on Sidney Bay where they have resided ever since.

When their children grew older, Lisa decided it was time to go back to teaching, a career she loved and missed. She began teaching third grade at **Marian Bergeson Elementary School** in Laguna Niguel, where she taught for 23 years. Upon

retirement, she was ready to become involved again in Niguel Shores community life, and immediately jumped right back in. She joined the **Niguel Shores Women's Club**, serving for two years as President of that group. She played in a **Bridge** group and became a member of the **Page Turners Book Club**. She was instrumental in reformatting the book club from one large group of about 30 women to three smaller discussion groups—and those groups are still going strong today! Lisa is also a member of the **Dippy Dolphins** water aerobics class where she enjoys many supportive friends who share life experiences.

Lisa's favorite part of the Dippys is the post-class Jacuzzi time. She says, "All life problems are solved in the Jacuzzi."

In addition to her many activities in the Shores, Lisa also volunteers with **Friends of the Dana Point Library** where she is presently the group's president and book store co-manager. Lisa is especially proud of the work done by the Friends of the Library to support our local library and literacy. Through book sales at their library store, the Friends provide substantial financial support to fund library enhancement projects and programs. For example, several years ago the group gave \$75,000 toward the library remodel. They also provided funds to have the Community Room sound-proofed, paid for new landscaping and

a new projector for the library's film class. They also help pay for special programs for preschoolers, school age kids and adults. As the group's leader, Lisa oversees approximately 70 volunteers. And she says she is retired?

After Alan retired several years ago, he enjoyed **Golf** approximately three days per week, and **Bridge** on the off days. However, when his shoulder starting giving him trouble, he had to put the golf clubs aside and took up Bridge on a more serious level. Alan is presently considered a **competitive Duplicate Bridge player**. He plays online almost every day with his brother in Florida and then about four days a week with local competitive players.

Their son **Danny** lives in Seal Beach with his wife **Sandra**. Danny played golf in both high school and college, which led to his career as a professional golfer for 25 years. He still loves to play more than ever, but has retired from pro golf and turned his love of cars into a career as a car broker buying, selling, and leasing new and used cars.



Lisa and Alan celebrating the holidays with family.



Lisa and Alan in Italy

MEET YOUR NEIGHBOR

Their daughter **Karen** and her husband **Jon** live in Tustin, and have two sons, **Justin** and **Andrew**. Karen is a vice-president for Hudson Pacific Properties, a real estate investment trust.

Lisa and Alan have traveled extensively, especially to Europe. They love Italy, Scotland, Austria and the city of Prague. They also have enjoyed trips to the Caribbean with family for special celebrations.

Things have most certainly changed in Niguel Shores over the years since the Buchners first arrived. However, just as they felt when first coming here almost 50 years ago, they agree that Niguel Shores has so much to offer its residents. Lisa and Alan both feel incredibly lucky to have made that “crazy” decision back in 1975 to move west.

—Patti Staudenbaur

NIGUEL SHORES – A COMMUNITY OF FRIENDS

*Lisa Buchner recalls special memories of the **Moms Group** from Niguel Shores early years:*

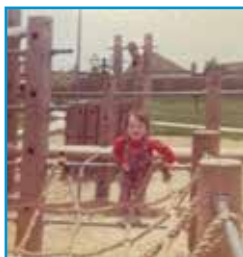
“When we first arrived in California in 1975 we knew almost no one. I heard about a babysitting co-op that was forming among the young mothers here in Niguel Shores and decided to give it a try. The **Moms** group turned out to be a life saver and a life changer.

“The **Moms** bonded through shared interests and provided wonderful support for one another. They created a co-op system for exchanging babysitting hours that served about 30 Niguel Shores families remarkably well for years. Many of the women had little or no family nearby to help out, so we relied on each other. We established a network of friends who not only helped each other with childcare, but in life. We knew we could count on each other.”

Lisa said the **Moms** raised money to have swings and play equipment built in our park—consequently, they informally became known as the **Swinging Moms**.

They would pack lunch and meet on Strands Beach at the bottom of our bluff, at a spot they named **Turtle Rock** for its resemblance to a huge tortoise shell. The kids would swim and play, always close to a lifeguard, while the moms watched them and played Bridge using a magnetic board and cards. They swam at the pool with their kids, cared for each other’s children, shared life events, and even formed a tennis team to play in tournaments with other communities. Many of their friendships have lasted over the decades even till now. An “idyllic life” is how Lisa described those days in Niguel Shores history.

Lisa remains connected to some of the “**Moms**” in the original group, and even the “**Kids**” who were part of the co-op have maintained friendships. Lisa’s daughter **Karen** is lifelong friends with **Kirsten Young**, daughter of **Diane** and **Don Young**, whom she met when they were both just two years old in the co-op.



Playground equipment provided by the “**Moms**” of early Niguel Shores through funds from their bake sales, raffles, and craft boutiques.



The “**Kids**” (left to right): Cindy, Kirsten Young, Ann Marie Milard, Karen Buchner, Jill Riffe



Brownie pals Karen and Kirsten



The “**Moms**” and the “**Kids**” now grown with children of their own (left to right): Kirsten Young holding daughter Maggie (now 15), Diane Young, Karen Buchner, Lisa Buchner holding Karen’s son Justin (now 15).

THE WAY WE WERE

Yes, right now it's February 2023—more than two decades into the 21st century. But let's take a look back to a different February from the past century, as depicted in an old issue of the *Seashore News*, and see what Niguel Shores was doing years ago.



The front page of the February 1974 *Seashore News* announced a civic discussion of zoning plans for the undeveloped areas adjacent to our new community, which was considered part of Laguna Niguel. There was information about forming a swim team in Niguel Shores, and a chance to sign up for a pottery class or lessons from a master Chess player. February 1974 also offered a full calendar of daily events for all residents.

FEBRUARY, 1974		FLAG POLE REMOVE AND POST ON YOUR BULLETIN BOARD	
3	11-Slim 'n' Trim 3 - Volleyball 3:30-After Sch. Recreation 7:30-9-Spanish	5	3:30-After Sch. Recreation
10	11-Slim 'n' Trim 3 - Volleyball 3:30-After Sch. Recreation 7:30-9-Spanish	12	3:30-After Sch. Recreation
17	Teens Ping Pong Tournament 7PM-Movie Night	18	11-Slim 'n' Trim 3 - Volleyball 3:30-After Sch. Recreation 7:30-9-Spanish
24	11-Slim 'n' Trim 3 - Volleyball 3:30-After Sch. Recreation 7:30-9-Spanish	25	1700-Golf Association Meeting 3:30-After Sch. Recreation

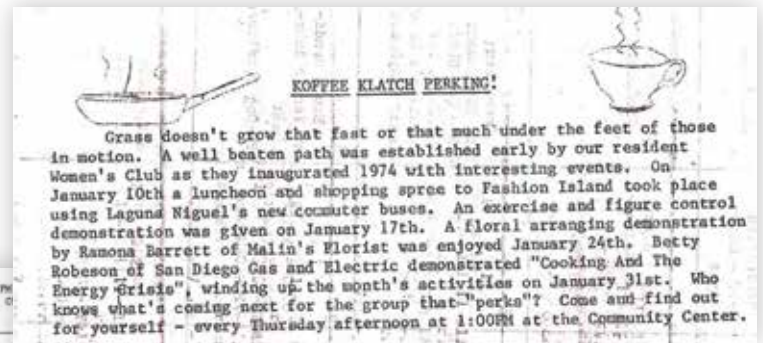
Calendar of Events

The calendar offers an amazing lineup of activities in the recently opened Community Center. There's a game night, dog obedience classes, daily after-school recreation programs, weekly Spanish lessons, gourmet cooking classes, Monday volleyball games, a movie night, a ping

pong tournament for teens, weekly slim 'n trim classes, Wednesday night Bridge, twice-monthly women's tennis, a golf association, a men's tennis tournament, and pool aquatics! *Wow! Don't ever say there's nothing to do!*

Koffee Klatch

Back in February 1974, the Women's Club was just a handful of members known as the "Koffee Klatch – the group that perks." (*A reference to the old-time percolator coffee pot, in case you young folks are wondering.*) They met Thursday afternoons. In this February *Seashore News* article, they recapped their previous month's activities, which included a bus trip shopping spree at Fashion Island, an exercise and figure control demonstration, a floral arranging presentation, and a cooking talk. *Still "perking" after all these years, the Women's Club today has over 100 members.*



Ladies' Events

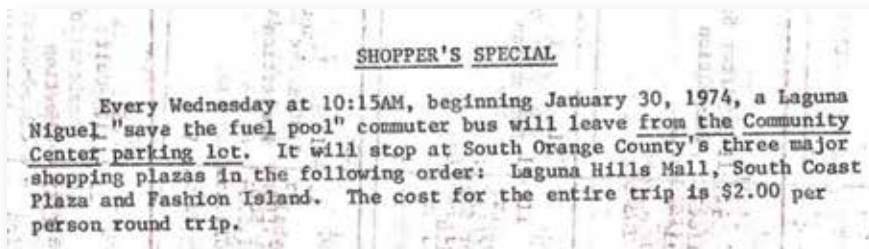
The ladies of the Shores planned some fabulous February activities for themselves in 1974, as you can see from this news clip. There was a macrame demonstration, a cooking lecture, morning tennis games, a cooking class, a lunch outing, another cooking class, Bridge and chit-chat, and (yes) more cooking.

February Activities For Ladies:	
February 7, 1974	- Demonstration on Macrame - 1:00PM* Lecture on Gourmet Cooking - 1:00PM*
February 14, 1974	- Ladies Tennis Day - 9:30AM Cooking Class - 3:00PM
February 21, 1974	- Lunch at the Margarita Inn Capistrano Beach - 12Noon* Cooking Class - 3:00PM
February 28, 1974	- Bridge and Chit-Chat - 1:00PM* Cooking Class - 3:00PM

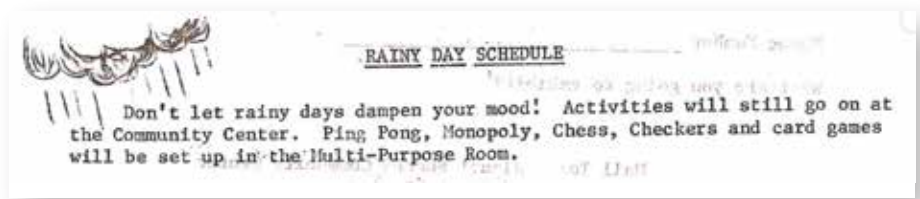
THE WAY WE WERE

Shopper's Special

Going shopping took advance planning for our residents back in the early '70s during the OPEC gas crisis when people lined up for hours to fill their gas tanks and the shopping malls were far away. This announcement for a "Shoppers Special" says that a "save the fuel pool" commuter bus would come to Niguel Shores every Wednesday to pick up shoppers, and would stop at Laguna Hills Mall, South Coast Plaza, and Fashion Island. Cost: \$2 round trip. *Gosh, remember those days?*



Kids and Rainy Days



For the kids at home on February holidays or rainy days, our new Community Center provided fun things to do. The newsletter says on Washington's Birthday two Disney movies were shown in the Community Center Multi-Purpose Room, and on the rainy days there were plenty of games provided. *Nowadays we call it "President's Day" and we meet in the "Clubhouse" and the games are on our phones and computers . . . but that's a look at how it was back in February 1974.*

—The Communication Committee

SPORTS

TENNIS

Tennis—Well, life is good in the Shores. The tennis groups are busier than ever, hard to reserve a court between 8 a.m and 12 noon. We are getting acquainted with new players and are looking ahead to a great tennis year with family, friends and other residents.

Rainy Days—We want to encourage our residents to play more tennis, but be very cautious during rainy times to make sure there are no slippery falls. Remember that our Niguel Shores courts are closed during the rain.

We are excited to see these rainy days come to help with the drought conditions in California. The racquet and paddle groups may "whine" a bit, since they cannot play due to the rain, but we still have an average of 275 days of sunshine in our area. So, as they say in Hawaii, "Without rain, you would not have rainbows."

Fashions Change—Many players try new garments during winter months to keep warm and dry. Over the years, tennis fashions have come and gone, such as men's long tennis shorts and the bodysuits worn by Serena Williams at Wimbledon. In the 1800's, men and women were expected to dress as if they were on the



Fashion statements by Nadal and Serena.

street, but with a racquet in their hand. Now, with advances in easy-moving fabrics that wick moisture or maintain a comfort temperature, tennis fashions are more practical and comfortable than ever.

Enjoy!—Life in the Shores is the best. We hope each of you enjoy the activities that are part of living in Niguel Shores. We look forward to meeting our tennis residents on the courts in the future. Remember, keep your racquets moving and live life "Happy, Wild and Free."

—Don Baer

Sports continued on page 16

SPORTS

PICKLEBALL

Acknowledgements—As we start our second month of Pickleball 2023, I would like to welcome our new **Steering Committee** members, **Bob Hochstader** and **Susie Smith**. Thank you to all the residents who expressed interest in serving our Niguel Shores Pickleball Community. Also, thanks to **Anthony Lord, Barbara Barrett** and **Edwina Bynoe** for serving on the Committee for the past several years. Special thanks to **Debi Berk** for doing such a great job of keeping us all in touch and informed via **Voice of the Pickle**.

This year we are looking forward to the new recreational amenities, especially the improvements to the Pickleball courts. We will continue to keep you updated as plans progress.

AED—We all have heard of many sports injuries and health issues lately, so I want to be sure everyone is aware that there is an AED (automated external defibrillator) in the lobby of our clubhouse. It is located on the wall to left of the lobby entry doors. This device is relatively easy to use and provides self-explanatory instructions once activated. It is used to help those experiencing sudden cardiac arrest



and can analyze the heart's rhythm and, if necessary, deliver an electrical shock, or defibrillation, to help the heart re-establish an effective rhythm.



Our Mission—Our Mission Statement is the same as it was several years ago when **JoAnne Webb** and a few other dedicated volunteers first wrote, “Our Mission is to create a unique Pickleball opportunity in Niguel Shores where beginners, intermediate, and veteran players are treated equally, sportsmanship is more important than wins and losses, competition is strong, but not relentless and where people are more important than the game.”

Finally, to quote NBA player, Yao Ming: “Friendship first, competition second.”

See you on the courts!

—Art Staudenbaur



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MARKET UPDATE



A 2023 FORECAST



INVENTORY

The second lowest level of homes to start the year since tracking began in 2004. Prior to COVID, the average start was 72% higher. Expect the inventory to slowly build, making its way to 5,500 homes, still below the 7,000 pre-COVID average peak.



HUNKERING DOWN

With COVID taking a back seat in 2022, this was to be the year where more homeowners were poised to enter the fray. That did not occur as many homeowners "hunkered down" and opted to not move. Homeowners may not have been in love with their homes, but they certainly were in love with their loans. This trend will continue into 2023.



INTEREST RATES

As the United States economy slips into a recession mid-year, expect rates to fall to below 5.5%, and may even fall to below 5% by year's end.



CLOSED SALES DOWN 6.5 TO 8% YOY

The number of successful, closed sales will decrease by 6.5 to 8% compared to 2022, with around 22,900 (the lowest sales volume since 2007).

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REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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★ **2022-2023 REAL ESTATE UPDATE FOR NIGUEL SHORES** ★

8 HOMES CURRENTLY FOR SALE
PRICED FROM \$1,685,000 - \$7,999,999

2 HOMES CURRENTLY IN ESCROW
PRICED AT \$1,591,000-\$2,250,000

33 HOMES SOLD IN 2022-2023
PRICED FROM \$1,580,000 - \$9,400,000

★ (PER MULTIPLE LISTING SERVICE AS OF 1/16/23) ★

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