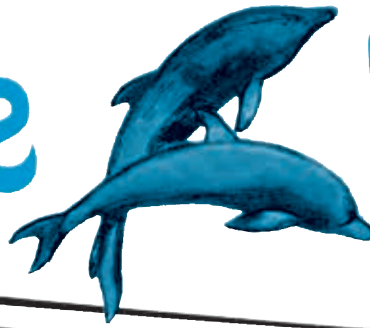


# Seashore News



March 2023

Published Monthly by Niguel Shores Community Association

Issue 591

## FROM THE HELM

Trees ... green, yellow, orange, brown ... Trees provide us shade, release oxygen, are home to wildlife like birds and insects. We value and enjoy them.

However, trees can also be invasive to our structures, roads, sidewalks and utilities. As our neighborhood ages, so do our surroundings: our gates, sidewalks, vegetation, and trees. With age comes required maintenance or replacement. Sometimes we can repair older fixtures and keep them functioning for years, but sometimes our gates, sidewalks, street lights etc. need to be replaced.

As trees in Niguel Shores age (some are over 50 years old) they have been pruned and trimmed for years but eventually their roots start to seek for water sources far away from where they are planted, especially with the past few years of a drought, and they cause damage and destruction to our sidewalks, streets and electrical systems.

This results in more maintenance and costs more money

to maintain and correct the damaged areas. It is clear from the enthusiastic turnout of residents last month at our Niguel Shores Tree Education Roundtable, our residents care deeply about our maturing trees. Harvest spoke of the pros and cons of the maintenance of our trees and the need to remove some and replant new trees. They discussed different species that are less invasive, require less water and are less expensive to maintain. The Board's goal is educating residents on how much of your money goes towards maintaining many current trees and a projection of future cost to maintain vs. in some instances planting new trees.

We will have several more talks as we navigate this sensitive topic in order to give and receive your valuable feedback, so we can make educated decisions about the future of our trees.

Our next **Roundtable** on **April 12** will be an update on the New Amenities Project schedule.

—Rhonda Dunlevie

## MARCH EVENTS



### ST. PATRICK'S DAY PARTY

FRIDAY, MARCH 17  
5:30 TO 7:30 P.M.

It's your lucky day! Get your Irish on and join us for corned beef sandwiches, potato salad and Irish tunes in the Clubhouse and patio. Bring your own favorite beverages, water provided.



### VOLUNTEER OF THE YEAR

Congratulations to **Bob Russell** for a well-deserved award as Niguel Shores **Volunteer of the Year!** At an Evening of Appreciation in January, NSCA Board President **Rhonda Dunlevie** awarded Bob the distinguished honor for his extraordinary service to the community. See Pages 10-11 for more.



### GARDEN CLUB PLANT SALE

SATURDAY, MARCH 25  
9:00 A.M. TO 1:00 P.M.

Support our horticultural scholarships and conservation philanthropies! Choose from beautiful plants donated by our sponsoring local nurseries, plus members' plants and garden-related items. Refreshments provided. \$1 admission.



**JUST LISTED - 33865 MANTA CT!**  
**3 Bed | 2.5 Bath | 1,408 Sq. Ft.**



**SOLD - 24121 WINDWARD DR!**  
**3 Bed | 2.5 Bath | 2,062 Sq. Ft.**



**IN ESCROW - 33961 MANTA COURT!**  
**3 Bed | 2.5 Bath | 1,733 Sq. Ft.**



**SOLD - 33932 FAEROE BAY!**  
**3 Bed | 2 Bath | 1,634 Sq. Ft.**

**YOUR NIGUEL SHORES 90 DAY MARKET UPDATE**

STATUS	ADDRESS	PRICE	BD/BA	FT <sup>2</sup>	LOT FT <sup>2</sup>	DAYS ON MARKET
FOR SALE	33865 MANTA CT	\$2,300,000	3/2.5	1,408	3,472	1
IN ESCROW	24121 WINDWARD DR	\$2,100,000	3/2.5	2,062	3,200	15
IN ESCROW	33961 MANTA CT	\$1,685,000	3/2.5	1,733	3,456	82
IN ESCROW	33932 FAEROE BAY	\$1,591,000	3/2	1,634	5,390	100
FOR SALE	CABRILLO ISLE	\$7,800,000	4/5.5	5,441	10,500	505
FOR SALE	SEAWARD ISLE	\$5,500,000	3/3	3,947	5,270	149
FOR SALE	IONIAN BAY	\$2,649,900	3/2	2,301	4,950	62
FOR SALE	IONIAN BAY	\$2,480,000	4/2	1,684	4,050	12
FOR SALE	FLYING JIB DR	\$2,295,000	3/2.5	1,864	3,410	148
IN ESCROW	NAUTICUS ISLE	\$5,500,000	3/2	1,888	5,400	17
IN ESCROW	MARLINSPIKE DR	\$2,195,000	4/4.5	2,150	2,862	7
SOLD	BREAKERS ISLE	\$9,400,000	4/2.5	4,343	8,589	87
SOLD	CASSANDRA BAY	\$2,500,000	3/2	1,446	4,050	11
SOLD	VERRAZANNO BAY	\$2,100,000	2/2	1,404	4,050	0
SOLD	AMUNDSEN BAY	\$2,000,000	3/2	1,614	4,050	73

\*Based on MLS Data pulled on 2/15/23\*

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



# GENERAL MANAGER REPORT

## 2023 Annual Meeting and Election Dates

Please mark your calendars for **Meet the Candidates Night** scheduled for **Wednesday, April 5 at 6:00 p.m.** This event will be held in the Clubhouse and you will be able to ask questions of the candidates running for the Board. If you have questions of the candidates, please complete the questionnaire form in advance and email it to me at [mmiller@niguelshores.org](mailto:mmiller@niguelshores.org). The questionnaire form can be found on the website [niguelshores.org](http://niguelshores.org). We have scheduled **Meet the Candidates Night** close to the mailing of the ballots so everyone can hear what the candidates have to say and be prepared to vote.

The **NSCA Annual Meeting** is scheduled to be held in the Clubhouse on **Tuesday, May 16** with registration beginning at **5:00 p.m.** and the meeting starting at **6:00 p.m.**

**Candidate Submission**—We have (3) individuals that submitted forms and wish to run for the two (2) open positions on the NSCA Board of Directors. We have received completed nomination forms and the following members of the Association are running for the Board of Directors during the May 2023 election:

John Barbee, Pat O'Brien and Mark Russell.

**Bicycle Safety**—Lots of electric bikes (eBikes) are showing up throughout the community, and I am happy to



A large group gathered on February 8 to hear the first of several presentations by Harvest Landscaping on the condition of the trees in Niguel Shores.

see people outside riding and enjoying themselves. However, with everything that is fun there is a factor of safety that we all must realize. These bikes go very fast and should always be ridden with safety in mind. Please wear a helmet and watch for vehicles and pedestrians. Use caution when entering the gates and remember that the gate arm comes down after each vehicle enters. I have seen many near misses in which a bicycle rider almost gets hit in the head with the gate arm. As a final note, please do not ride these bikes through the parks on the sidewalks. Sidewalks are reserved for walkers in the community and not for bikes. Thank you in advance for your cooperation.

**Smile! You Are on Niguel Shores Video (and Audio) Cameras**—Please remember that we have High Definition cameras at various locations throughout the community. They are generally located around the pool and spa area, office parking lot, gate entrances, beach bluff, along

*continued on page 4*

### FEBRUARY 2023 BOARD MEETING: (GENERAL SESSION)

#### ACCEPTED AND FILED:

- Unaudited December 2022 Financial Reports
- General Session Committee Minutes

#### PRESENTATIONS:

- Harvest Landscape Tree Presentation

#### APPROVED:

- General Session Meeting Minutes for January 11, 2023
  - Amenity Change Order - Sidewalk
  - Playground Equipment Proposal
- Add an Emergency Item to the Agenda: Obtain a Geotechnical Report for the Recreation Amenities Project
- Rock Solid Proposal for Geotechnical Report for the Recreation Amenities Project
- January 2023 Expense and Transfer (Actual)
  - Lien Filing: APN 672-181-27
- Maintenance Committee Member Resignation
- Maintenance Committee Member Appointment
  - Covenant Nauticus Isle
  - Covenant Ionian Bay
- Updated Litigation Disclosure Statement
- Record Date for Membership Voting
- Ratify Approval of Transfer of \$250,000 from Pacific Western Operating Account to Comerica Operating Money Market Account to remain under the FDIC Limits
- Ratify Approval of Transfer of \$50,000 from Pacific

Western Operating Account to Comerica Operating Money Market Account to remain under FDIC Limits

- Finance Committee Recommendation to Purchase \$249,000 CD Through Comerica with Funds from Bank of Hapoalim
- Finance Committee Recommendation to Purchase \$239,000 CD Through Comerica with funds from Parkway Bank
- Finance Committee Recommendation to Purchase \$147,000 CD Through Comerica with Funds from Bank of America
- Finance Committee Recommendation to Purchase \$200,000 CD Through Comerica with Funds from Money Market Reserve Account
- Finance Committee Recommendation to Purchase \$200,000 CD Through Comerica with Funds from Money Market Reserve Account
  - 2023 Street Overlay Project Engineering Funding and Contract Approval
- Harvest Proposal #102990 for Tree Removal Via Del Cielo
  - Ratify Approval of Harvest Proposal #103543 for Tree Removal Verrazanno Bay
    - Street Solar Lights
- Ratify Replacement of Cabrillo Exit Gate Hinges

#### REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, Delinquency Report, Cash Flow Analysis and Broker CD Rates (December)
  - Recreational Amenity Update
- Interest Received from Recreation Amenities Payments to Remain in Amenities Account
  - 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 CONFERENCE ROOM ON THE **2nd WEDNESDAY, MARCH 8, 2023, BEGINNING AT 6:00 P.M.**

the bridge, at the gatehouse and in the office. In addition to the cameras, there is audio recording at the gatehouse and in the office. These recordings have been very beneficial in various situations. We also have signs posted both at the gatehouse and in the office stating that video/audio surveillance is in process.

**Lock Your Doors**—Although this is a beautiful community with gates and patrol service, that does not mean you can leave your cars and doors unlocked. It is surprising how many people believe that because this is a gated community no one can enter unless they live here or are called in by someone that lives here. This is simply not true. The gates are opened by cars and people walk in all the time. I

have watched people hop the block wall along Stonehill and not where the gate is located. I have seen surfers push their board under, then slide under the gate at Cabrillo. This all happens frequently. Remember that you are your own best protection, so lock the doors of your home and cars and do not leave packages or items in your car that are visible to someone else. If you see someone that you believe does not belong in the community, call the police.

Please feel free to call or email me any time with questions or contact the Association staff. We will be happy to help you.

*Happy St. Patrick's Day and Welcome Spring!*

—Marla Miller

## COMMITTEE REPORTS

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### ARCHITECTURAL COMMITTEE

**Native Gardening**—The beautiful, temperate climate we enjoy here in Niguel Shores is host to a year-round growing season for a wide variety of flora. Our Mediterranean climate is exemplified by cool, dry summers and warm, moist winters. However, during the past decade, our winters have not supplied the storms necessary to sustain water usage levels in Southern California. As a result, we are frequently faced with water usage restrictions.

In response, many Niguel Shores residents take the common sense approach of adding drought tolerant landscaping to reduce water usage. “Native gardening” (the placement of plants and succulents native to our environment) requires less water, fertilizer and pesticides, and offers a simple, low maintenance strategy. Native plants have developed their own defenses against disease and they offer the bonus of attracting beneficial species like hummingbirds, bees and Monarch butterflies.

**Landscape or Hardscape Changes**—If you decide to make landscape or hardscape improvements, please keep in mind that it is necessary to present the Association with an application that includes a design plan showing irrigation, drainage, the plantings to be used, and any grading changes if applicable.

We do this for several important reasons: Changes in grading or drainage should be made thoughtfully to prevent damage to surrounding homes or erosion of slopes and to integrate with the drainage design of our streets. Also, many plant species are considered invasive, while others may grow so tall as to impinge on views.

You can find the one-page application on the *niguelshores.org* website. It's an easy process and we can even offer helpful

suggestions. As always, feel free to contact the Association Office at (949) 493-0122.

—Mike Stively

### MAINTENANCE COMMITTEE

With longer days, and perhaps some warmer weather, the Maintenance Staff continues to perform the day-to-day tasks that keep Niguel Shores running smoothly. Several projects continue to be delayed due to circumstances foreseen and unforeseen, but progress is being made.

The Bluff cameras have finally been replaced, and all our cameras are able to keep an eye on things throughout the community. After months of searching, our part-time maintenance position has been filled and we are fully staffed again. Next time you see the Maintenance Staff working on a remote project where there is no electrical available, you may also notice the silence, too. We have replaced the old generator that was well past its expected service life with a new Quiet Station battery generator that uses no gas, and thus no loud annoying motor.

The Maintenance Committee is heart broken by the loss of another longtime member, **Jack Christiansen**. Jack served on the committee for 15 years, and was Committee Chair for 12 years. He worked closely with **Facilities Manager George Cooley**, who remembers him as very well organized and thorough in his understanding of the community needs. Jack oversaw several major projects including the remodel of the Niguel Shores Clubhouse, street resurfacing, sidewalk maintenance, street lighting, gate operation and gatehouse improvements, replacing the pool deck and most recently the beautiful new furniture in the clubhouse lobby and on the pool deck. It is really hard to walk

# COMMITTEE REPORTS

IN MEMORIAM

*Jack Christiansen*

March 23, 1933 - January 31, 2023

Longtime resident on Bluehill Bay

Jack loved Niguel Shores and served the community for years in countless ways, including Men's Club (nobody dished up more pancakes than Jack!) and Maintenance Committee, where he was essential in assuring we are (in his words) "an extremely well-maintained community."



Jack is survived by his wife Ann, now living in Reata Glen; Katie and John Swift; Roxanne and Marty Christiansen; Susan and Michael Christiansen; and grandchildren Ava, Don, and Samantha.

or drive around this wonderful community of ours and not notice the projects where Jack was such an integral part.

Speaking about Jack and his wife Ann, George Cooley said: "Their service and love for Niguel Shores is difficult to measure because they have done so much."

Jack often spoke of his respect for what Tom Brokaw called "The Greatest Generation." He said they grew up during the Great Depression, served in the military in Europe and the Pacific, came home to work and raise a family, and (in his words) "now are enjoying their retirement years in Niguel Shores."

As we all know, things do change, and to quote Jack again: "That generation and that time has passed. A new younger generation has arrived in Niguel Shores. It is our hope they will honor the past, but embrace the future with their support for each other and donate some of their time and energy to keeping Niguel Shores this little bit of paradise."

Jack was a true gentleman and our prayers go out to his wife Ann and their family.

—*Geoff Dunlevie*

## RECREATION COMMITTEE

Mark your calendars for these upcoming events. See you there!

### March Events:

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

It's your lucky day! Get your Irish on and join us for corned beef sandwiches, potato salad and Irish tunes in the Clubhouse and patio. Bring your own beverages to enjoy, waters provided.

### Upcoming Events:

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

all classic and exotic cars and trucks. Show off your vehicle

by bringing it down to the NSCA Community Center Parking Lot for all to see. Sign up in the office starting March 20. Participation limited to the first 20 cars that register.

**Garage Sale – Saturday, April 22, 9:00 a.m. to 12:00 p.m.** It's time to sweep away those dust bunnies and do some spring cleaning. Sign up in the NSCA office starting April 3 to participate in the Garage Sale.

**Cinco de Mayo – Friday, May 5, 5:30 to 7:30 p.m.** Enjoy tacos and music down at the Beach Bluff. Tickets go on sale April 3 in the NSCA office. Tickets are \$15 each and limited to the first 200. Meals include three tacos, rice and beans with your choice of either chicken, carnitas or carne asada. You can purchase a rectangle table for \$100 or an octagon table for \$80, which includes food. These are limited to 11 rectangle tables and 4 octagon tables.

**Spring Market – Saturday, May 20, 11:00 a.m. to 4:00 p.m.** Visit the Spring Market for a wide variety of quality local handmade and homemade gift items and goodies. Come and check it out at the NSCA Community Center Park.

**Memorial Day BBQ – Sunday, May 28, 5:00 to 8:00 p.m.** We'll have the BBQ hot and ready! Bring your own food items to barbeque on the grill and enjoy fun dance tunes down at the Beach Bluff.

—*The Recreation Committee*

## RECREATION AMENITIES COMMITTEE

Continued good news to report... the Recreation Amenities Enhancement project is still on time and within budget!

The construction documents were submitted to the City of Dana Point on January 31, 2023. Once approved, we will be accepting contractor bids. Up to this point, there have been several meetings with RRM, Harvest, our Board Liaison, our Facilities Manager, and our Project Team Managers to review documents, irrigation/planting plans and playground equipment. We are so grateful for the team's efforts and collaboration.

As we move forward into March, we will continue with on-going discussions and feedback on new furniture and the amenities color palette.

The **Resident Roundtable** scheduled for **Wednesday, April 12**, will include the implementation schedule, the budget update and final furniture and color choices for the benches, shade sails, etc. Look for more details coming soon.

As always, if you have questions related to this project, please email [NSAmenities@gmail.com](mailto:NSAmenities@gmail.com).

Happy March!

—*Debi Berk*



# CLUBS

## WOMEN'S CLUB

This month brings the first day of spring on March 20, the **Spring Equinox**, signaling warmer temperatures, blooming flowers, birds, bees and butterflies in our community. We are also blessed with year-long California sunshine and the grand Pacific Ocean below our bluff, giving chances to enjoy the surf or walk along the beach with family and friends.

Please plan to join your **Women's Club friends** on **Thursday, March 9** for our monthly salad luncheon and special speaker, **Caroline Swift** with **Sweet Caroline Travel Company**. Caroline will share her passion for travel and present information on top travel trends and destinations, travel protection, and why using a travel advisor can be beneficial for those planning any type of vacation. Concierge Service at no cost (or stress) to you!

Last month's **Valentine Luncheon** was sweetly decorated by **Suzanne Enis** with bright pink flowers and treats at each table. Speaker **Cristin Cobb** presented a fascinating talk about her walking journey on the Camino de Santiago from France to Spain. This is the traditional Pilgrimage route Christians and others have followed for hundreds of years, dating back to Medieval times. Cristin walked 500 miles in 38 days! Her amazing experiences took her from village to village, church to church, passing through famous points of interest such as Pamplona and the Rioja wine region with its Fuente del Vino de Irache (Fountain of Wine), and finishing in Santiago through the giant archway leading to the cathedral, complete with a grand bagpiper welcome. When asked why she decided to make this trip, Cristin said it had been a desire since college, a



Cristin shares souvenirs of her 500 mile journey on Camino de Santiago with President Sharon Stewart and Co-Vice Presidents Laurel Yocca and Elle Midkiff.

personal journey, and added, "You don't know what you can do until you do it!" Whether it's a spiritual experience, personal journey, or athletic challenge, walking the Camino is a milestone pathway many people over the world undertake as their modern-day pilgrimage.

Any Niguel Shores ladies interested in joining our gregarious group, please contact **Judy Palladino** at [twopalls@yahoo.com](mailto:twopalls@yahoo.com) or **Kathy Zoch** at [kathy@ochomes.org](mailto:kathy@ochomes.org) or stop by the office for an application. We invite newcomers to visit

us at the luncheon on March 9. Let us know if you would like to attend by contacting [niguelshoreswomensclub@outlook.com](mailto:niguelshoreswomensclub@outlook.com).

🌻 **HAPPY SPRINGTIME!** 🌻

—Terry Link

## MEN'S CLUB

Mark your calendars for our **March 7 Breakfast Meeting**, when the **NSCA Communication Committee** fills us in on the 50-year history of the *Seashore News* in Niguel Shores.

February came on strong for the Men's Club with three meetings in the month, contrasted to our normal two. On **February 7**, after a fine breakfast prepared by the **Beebe/Dunlevie** cooking team for more than 40 members, we enjoyed a charming and informative talk focused on 20th Century America, Dana Point, and a distinguished local family of Japanese heritage. **Ms. Brooke Cuevas**, owner/manager of Dana Point Nursery and great-granddaughter of its founder **Harry Otsubo**, spoke on her family's history in the area. Their journey has been long and inspired, leaving Dana Point better-and-greener than when they found it. (See the article on Page 7 for more related to the legacy of Mr. Otsubo.) After many family-related questions for Brooke, she fielded inquiries from members trying to understand why their home landscapes are often on intensive care. The advice Brooke offered is pay attention to the amount of water plants receive, whether too much or too little. We adjourned, well fed and well informed.

At 0900 on that same Tuesday, our second meeting commenced, and a few spouses joined us, to hear former Club VP and current **Dana Point City Councilman John Gabbard**, along with **Dana Point City Manager Mike**

### Women's Club Outside Activity

**EVENT: Let's Do Lunch!**

We're going to lunch at **Trevor's at the Tracks**

**DATE & TIME: Thursday, March 23 at noon**

**LOCATION:** Trevor's is located at the train station in San Juan Capistrano

**SPECIAL INFORMATION:** Meet at the clubhouse parking lot at 11:15 to carpool.

**RSVP** by noon on Monday, March 20. Call **Carla Perin** at (949) 689-8831.

# CLUBS

**Killebrew**, talk about changes being considered to various rules and regulations concerning **Short Term Rentals**. This is a big, active topic in the California Coastal Zone, the city of Dana Point, and Niguel Shores. Kudos to all involved for conducting this discussion in an informed and intelligent way, and in conjunction with a Men's Club meeting.

That said, as a local homeowner and an observer at this meeting, I am not sure what the future holds on the subject of STRs. I am clear that the existing CC&Rs for Niguel Shores prohibit STRs. I am clear the city of Dana Point will not issue an STR permit to a Niguel Shores applicant unless the applicant has an authorizing document from our homeowner's association. So far, so good. But, the final outcome is still unresolved. The California Coastal Commission is a powerful force created in the 1970s to promote "beach access." The Coastal Commission defines the Coastal Zone as all land from the Pacific ocean, east, to the west side of Pacific Coast Highway (in Niguel Shores). That includes a significant portion of Niguel Shores. So, stay tuned.

At our "Third Tuesday" meeting on **February 21**, we enjoyed a fine breakfast, and then heard from **James Shadle, Director of General Services** for the City of Dana Point, whose department oversees parks, facilities, emergency services and acts as steward of the City's physical assets. Talk about interesting and relevant for this crowd... very interesting!

The Men's Club wishes to acknowledge the passing of our longtime member **Jack Christiansen**, who will always be remembered for his service to the club and the Niguel Shores community.

If you are not yet a member of the Niguel Shores Men's Club, there is no time like the present.

We meet at **8 a.m.** on the **first and third Tuesday** of each month. We always start with a good breakfast, followed by an

interesting presentation from an invited guest speaker. Come check us out. Your first breakfast is on us!

—*Tim Moore*

## GARDEN CLUB

**Plant Sale This Month**—The Niguel Shores Garden Club will celebrate the coming of spring with our **Annual Plant Sale on Saturday, March 25, 9 a.m. to 1 p.m.**

Come to the clubhouse and see the beautiful plants from our sponsoring local nurseries: **Armstrong Plant Centers, Dana Point Nursery, Green Thumb Nursery, Harvest Landscaping, Plant Depot, and Seaside Growers**. You'll find plants and cuttings from our members' gardens, plus other garden-related items on sale too. Local gardeners will be present to help you with climate, soil, sun, shade, and all plant-related matters.

*"He who plants a tree plants hope."*

—*Lucy Larcom*

Everyone is welcome to attend our plant sale. There will be a small admission entry of \$1.00 per person, with home-baked cookies and raffle tickets for special plants. We accept payment in cash and by PayPal.

This sale is our club's major fundraiser. We'll be donating some of the plant sale proceeds to **horticultural academic scholarships**. We also donate to the **Penny Pines Reforestation Program** and other non-profit organizations focusing on conservation.

**Luncheon Last Month**—Our February Garden Club meeting took the form of a field trip to the ever-popular Roger's Gardens in Corona del Mar, with a Valentine's Day luncheon celebration afterwards. (See photos on page 8.) What a beautiful setting for the occasion!

**Tree Talk**—The Niguel Shores Association Board held the first in a series of Resident Roundtable meetings on February 8

### HARRY OTSUBO COMMUNITY GARDENS

The **Harry Otsubo Community Gardens** consist of 63 garden plots at the corner of Stonehill and Golden Lantern that are available for Dana Point residents who enjoy growing their own food and plants. **Harry Otsubo**, whose family has owned **Dana Point Nursery** since the 1960s, worked with early City planners to preserve the area's natural resources for future generations. Last November, at the City's fall registration for the



Community Gardens, Harry Otsubo's great-granddaughter, **Brooke Cuevas**, spoke about how she has been involved in the community garden since she was a young girl. During the event, the City gave awards for the "Mayor's Choice" and "Best Edible Garden." Residents seeking information about renting a garden plot should visit the City website at [danapoint.org](http://danapoint.org) or contact the General Services Department at (949) 248-3502.



# CLUBS

to address the community's long-term landscaping plans. **Steven Schinhofen**, owner of **Harvest Landscaping**, described Harvest's proposals for preserving and replacing trees around our community. Most of Niguel Shores' trees will remain as-is. But some trees are too old; some trees are diseased; other trees grow naturally too tall for their specific location and require continuous pruning to preserve residents' views. In addition,



# ACTIVITIES

## BRIDGE

Several of my Bridge friends discussed the importance of basic rules for opening a bid or responding to a partner's bid. They all agree with the basic principles, and we thought our readers would like this additional observation: In this column last June, we published a poem titled, "Everything You Need to Know about Bridge in One Poem." The poem and the suggestions below should help you play a better game. Experience is the greatest teacher and, believe me, I am still learning.

IN MEMORIAM

*Shirley Smith*

Homeowner on Marlinpike Drive  
since 1973



For more than two decades, Shirley Smith volunteered every month to collate issues of the *Seashore News*. In the early days, she folded and stapled each issue. More recently, she was a regular part of the team adding flyers and inserts to the newsletters before distribution to the community. She will be remembered for her vibrant, bright, caring personality and for her years of service in Niguel Shores.

Shirley is survived by her daughters, her extended family, and many friends.

our community's coastal location and weather—quick-draining sandy soils, combined with high salinity from onshore ocean breezes and fog—limits the types of trees and plants that we can grow successfully.

There will be further meetings to establish which trees Harvest proposes need to be replaced over the next five or more years in the community, and which species of new trees will be planted. It is important for us as residents of Niguel Shores to attend these meetings so we can educate ourselves, ask questions, and help decide how our community will look in the long term. A thriving landscape with beautiful trees and plants benefits everyone.

—Ann Strauss

### Opening Bids of 1 in a Suit:

- 14 Points = Hand needs to be open
- 13 Points = Hand should open with good rebid
- All minimum hands should contain 2 quick tricks

### Responses to Opening Suit Bids:

- Add on 1 additional point for K, Q, J in partners suit
- Void adds 5 points, Singleton = 3 points, Double = 1 point

### Raise in Partners suit:

- 7-10 points go to the 2 level, 13-16 points go to 3 level



## ACTIVITIES

- With 5 trumps, a void or singleton and less than 9 points raise Major suit to game
  - Raise Major suit with 3 card support when no better bid exists
- If hand doesn't fit partner's suit:**
- 6 - 10 points 1 No Trump is cheapest bid available
  - 13 - 15 points 2 No Trump if no biddable major at 1 level
  - 16 - 18 points 3 No Trump with balanced hand
  - 6 points or more - show new suit at 1 level
  - 10 points or more - show suit at two level with 4 cards of Diamonds and 5 Spades
  - 19 points or more - make jump shift

### Our Current Winners

**January 18:** Bill Imbriale trumped Lanny Barnard; Bob and Betty French tied for third.

**February 1:** Bob French came in first; Frank Feher trailing close behind secured second; our newest member John Shaw came in third.

**February 8:** Sandy Nelson caught first place; Bob French (slowed down from the week before) nailed second; Dorothy Garcia held on for third.

**February 15:** Mike Oliva stumbled into first; John Shaw improved his position from February 1 to second place; Elizabeth Miller skipped home in third position.

—Mike Oliva

## PAGE TURNERS

**This Month's Selection**—Page Turners members have chosen several older works of fiction this year, including some noteworthy novels from 20 to 30 years ago. This month's selection, *Oscar and Lucinda* by Peter Carey, was published in 1988 and won the Booker Prize for literature that year. It is also the second book of the nine we are reading this year written by an Australian author. The other, our October 2022 selection, was *The Secret River* by Kate Grenville. While yours truly was “born and raised” in Sydney, Australia, I did not suggest either of these books although I admit to having previously read both.

*Oscar and Lucinda* is a love story set in the 19th century in which the two main characters grew up thousands of miles apart, one in England and the other in Australia. Oscar meets Lucinda on a ship returning to Australia (she from abroad in search of a husband, and he on his way to bring Christianity to Australia). They find a bond in gambling and that is the main topic throughout this “fascinating” and “inventive” novel. The book was made into a film in 1997, starring Cate



Blanchett and Ralph Fiennes, and is readily available for viewing on several outlets.

**Openings for New Members**—Page Turners book club is inviting new members to join us. We have three groups all reading the same book each month—one group meets the fourth Monday afternoon of the month and the other two groups meet the fourth Thursday afternoon of the month. For information on the Thursday groups, please contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) and for the Monday group you can reach me at [fozimec@cox.net](mailto:fozimec@cox.net). We look forward to hearing from those interested in reading and discussing a range of genres including literary fiction, biography, memoir, historical fiction, mystery, narrative non-fiction, and literary classics.

—Frances Ozimec

## NEIGHBORHOOD NEWS

### Shores Angels

You have probably noticed that Niguel Shores takes pride in our sense of community and willingness to help our neighbors. You may have also noticed a neighbor in need of a little help from time to time, and that's where our volunteer group, **Shores Angels**, comes in.

Back in 2017, several Niguel Shores women formed Shores Angels. Over lunch with a group of Niguel Shores friends, current Board President **Rhonda Dunlevie** shared that a neighbor had asked if she could help with something because her eyesight was failing. The friends felt there might be other residents who needed occasional assistance as well. They were concerned that, as wonderful as our community is, some residents may be secluded and somewhat isolated. The idea of a group of neighbors helping neighbors came to fruition at that meeting.

Shores Angels volunteers are willing to help neighbors in a variety of situations. It may be running errands to a pharmacy or a grocery store, dropping off a meal, taking a neighbor to a doctor's appointment, getting something down from an attic, rolling out trash cans, or simply playing a game of cards or visiting and sharing memories.

If you or a neighbor in Niguel Shores need a little assistance, please reach out to **Shores Angels** to see how they are able to help. Contact [ShoresAngels@gmail.com](mailto:ShoresAngels@gmail.com) or call (949) 359-1939 and one of the volunteers will get back to you. Additional information is available on the Niguel Shores website at [www.niguelshores.org](http://www.niguelshores.org).

Further, if you are interested in joining the 35 residents who currently volunteer on the Shores Angels team, reach out to Rhonda at [ShoresAngels@gmail.com](mailto:ShoresAngels@gmail.com).

—Patti Staudenbaur



# Volunteer Appreciation Night



## Annual Celebration

Each year, the NSCA Board of Directors and NSCA Management honor our Niguel Shores volunteers at a festive reception acknowledging their generous service to the community. In January, over 100 volunteers from NSCA organizations gathered for delicious appetizers, wines, treats and gift favors in the Clubhouse, which was decorated like a 1920s Speak Easy—with admittance by the secret word “Volunteer.”



## Award of Honor

Board President **Rhonda Dunlevie** thanked everyone for their contributions to the well-being and smooth running of Niguel Shores. Then, she announced our NSCA Volunteer of the Year—**Bob Russell**—saying there could be no more deserving resident than Bob, who has given his time in numerous capacities for more than 20 years to maintain the excellence of Niguel Shores.





# NIGUEL SHORES VOLUNTEER OF THE YEAR FOR 2022 – BOB RUSSELL



**B**ob Russell and his wife Rebecca moved from Seattle to Niguel Shores in 1995. Bob served on the NSCA Maintenance Committee for 12 years, including the time of our Community Center reconstruction. Bob was elected to the NSCA Board of Directors, serving for 10 years, four as Board President. He shepherded us through the County and Coastal Commission meetings to reach a final decision on the beach revetment project, and had the difficult job as Board President keeping Niguel Shores functioning safely through the COVID crisis. Bob and Rebecca enjoy an active, community-centered lifestyle with time for hiking, sailing, travel, and philanthropy. They say that moving to Niguel Shores was one of the best choices they ever made.

The *Seashore News* interviewed Bob after he received the award as Volunteer of the Year for 2022.

**SSN:** *You and your wife have always been very active within the community as well as outside. What are your plans moving forward? Will you still volunteer in the community?*

**BOB:** Being part of maintaining and improving our community is an honor, and I am thankful for being able to contribute. Serving on committees is like being in a club where you meet new people, get to know how our association functions, and become part of the process. You also get to know our great staff. We are so fortunate to have the same staff stay for so many

years. It is truly a team effort with our Board, volunteer committees, and our staff that makes it all work.

Volunteering never affected any of my other activities, so my plans moving forward would be the same as if I was still on the Board. I will always be available for helping the community wherever needed, but having a new generation of volunteers is important to keep The Shores a wonderful place to live.

**SSN:** *Are there any standout moments or events you would like to share?*

**BOB:** I've lived here for 27+ years, and have seen how the community has grown and prospered with so many neighbors contributing. Building the new office, clubhouse, and pool had to be the most significant change during my time living here. I was not directly involved in the planning and construction but was on the Maintenance Committee and saw first-hand how dedicated volunteers can make a difference. The planning and effort it took to get the community to buy in, and then go through the construction was inspiring.

I also was fortunate to be on committees with Sam Johnson and Jack Christianson, both of whom recently passed away. They went above and beyond in giving their time to Niguel Shores and set the bar high for us that followed.

Working on repairing the revetment was a major undertaking for the entire 10 years I served on the Board. We had many meetings with the County and Coastal Commission staff over the 10 years. At times we thought the project would never get approved, but it finally got Coastal approval a few months after I left the Board.

**SSN:** *Any comments about receiving the award?*

**BOB:** I was truly taken by surprise. I had presented the award so many times I never considered I might be a recipient. There are so many volunteers who are deserving. It's an honor that I was selected.

**SSN:** *Anything you would like to say to the community?*

**BOB:** Volunteer! Unlike many other HOA's, the homeowners run our association. I often hear "I do not have the time." But the truth is it doesn't take that much of one's time to attend a meeting, and it's great to be part of the decision process on one of the committees that keep Niguel Shores running so well. Just a few hours a month. With so many NSCA Committees, there is sure to be one that fits your schedule. Be part of what makes a great community. You will be rewarded with new friendships, a better understanding of how our community functions, and knowing your involvement contributes to the good of Niguel Shores now and into the future.

—Michelle Ralph

## VOLUNTEER OF THE YEAR AWARDS

1980	Dorothy Dudley	2002	Jerry Milner
1981	Dale Baltimore	2003	Bob & Lavonne Borland
1982	Phyllis Luengen	2004	Ann & Jack Christiansen
1983	Rose Marie Lawson	2005	Marion & George Evans
1984	Norm Pomeroy	2006	Gerlinde Duffy
1985	Jim Guthrie	2007	Ceacy & Dick Johns
1986	Ken Knight	2008	Mary Crowl
1987	Ed & Doris Adams	2009	Roy Dohner
1988	Forrest Owen	2010	Jerry Koppang
1989	Lloyd Somerfield	2011	N/A
1990	Daniel Aldrich	2012	Sam Johnson
1991	Dick Beaubien	2013	Nancy Tinnes
1992	John & Betty Dickerhoff	2014	Marilyn Moon
1993	Dick & Hope Luedeke	2015	Pat O'Brien
1994	Hal & Patty Therolf	2016	Sue Kichline
1995	Hazel Lafler	2017	Karl Kuhn
1996	Rick & Dottie Foth	2018	Sue Kichline
1997	Jerry & Marian Pearl	2019	Suzanne Enis
1998	George Williams	2020	Sandy Homicz
1999	Don Beaver	2021	Jeannie Sticher
2000	Don & Dee Johnston	2022	Bob Russell
2001	Dick & Janet Mackaig		



# HOME SWEET HOME

**Niguel Shores First Homes**—Located on the three streets above the NSCA Community Park, the **Broadmoor Homes** were the first residences built in Niguel Shores, with construction from 1969 to 1970.

**Early History of the Area**—The land that is now occupied by Niguel Shores and the surrounding areas began as a sheep and cattle ranch as far back as 1776, first under Mission control and followed by Mexican rule. In 1842, El Rancho Niguel was given as a 13,000-acre land grant by then Mexican Governor Alvarado to Juan Avila, descendent of a longtime ranchero family. Avila was known for his generosity, hospitality, and prosperous ownership of Rancho Niguel. He eventually sold the land to his friend, Juan Forster, who passed it on to Marco Forster. In the 1870s, it was sold to Lewis Moulton and his partner J.P. Daguerre and expanded to over 20,000 acres.

In the 20th century, the last of the remaining parcel amounted to 865 acres. This was sold to the Laguna Niguel Corporation, which developed plans with Avco for a man-made lake, a resort hotel, townhouses, and an apartment complex all called Niguel Shores.

**The Broadmoor Story**—Niguel Shores today is made up of fifteen tracts of land, encompassing nine areas, totaling 960 homeowner lots. The **Broadmoor Homes** were the first to be built, with plans for sixty-seven homes designed to maximize the view and proximity to the ocean.

The nautical street names of Windjammer, Brigantine and Windlass also reflect the builder’s desire to tie the homes and streets to the ocean.

Broadmoor homes are the only ones in Niguel Shores to feature Reverse Easements, i.e., the area three feet off the property line on one side cannot be modified. The original CC&Rs are the model for the CC&Rs of Niguel Shores.

Broadmoor offered several basic floorplans. The sales brochure’s glowing descriptions were hard to resist: SEA MUSIC: a retreat “turning a quiet face to

the world.” SEA WATCHING: great for “lifting your spirits as ocean breezes cool every room.” SEA TREASURES: “a black pearl from an oyster, a Spanish sea-chest spilling doubloons and diamonds ... solid value, luxurious detailing

and intrinsic quality.” SEA DREAMING: “a home to inspire a painter ... a poet ... sequestered privacy, with a view constantly changing with the tides, with every dawn.” SEA COLORS: “From your windows, glittering gold in the sun, watch the sea changes ... jade to lapis to indigo, splashed with persimmon and scarlet at sunset, stretching away silver, sequin-studded just before sunrise.” SEA ISLANDS: “Luxury throughout. Enjoyment preplanned. Pleasant living every day, both in this, your private island, and in the charming Broadmoor community outside.”

The original designs of the Broadmoor homes showed rooms built around an atrium patio, which the sales brochure described as “lounging in a garden.” Bedroom wings were designed away from the main living areas so buyers could “dream away your private hours in your master suite.” Buyers could relax, knowing, “This is the way a beautifully tuned home should be, orchestrated by the ocean, Broadmoor-built for bliss.”

The sales prices in 1970 were believed to be in the \$52,000 to \$56,000 range, but were then reduced in 1971 to start at \$44,400 because buyers weren’t interested in living so far away from most jobs and conveniences. A Broadmoor owner from 1971 recalls that realtors “could not give away homes, even those built on the ocean view side of the street.” Evidently at that time a view of the ocean was not on a new owner’s list of priorities in picking a future home.

**Reflections and Memories from Broadmoor Residents**—Some of our current residents grew up here in the early years of Niguel Shores, and they remember an idyllic childhood in this developing space. Imagine open fields, dirt paths dotted with benches and the freedom to roam the developing land all the way to the



Juan Avila at Rancho Niguel.

Original Prices of Broadmoor Homes as listed by the builder, Richard B. Smith, Inc. in February, 1971

Model	Fee Title
301	\$44,400 - \$50,900
302	\$43,400 - \$48,700
303	\$48,100 - \$53,600
304	\$49,100 - \$54,600
305	\$51,100 - \$55,600
306	\$52,100 - \$57,600

these prices had been reduced 4%-11% from the original amounts in order to sell these hard-to-sell homes.

1971 Broadmoor prices showing a 4% to 11% reduction for “these hard-to-sell homes.”



Exterior renderings from the original sales brochure.



# HOME SWEET HOME

beach. The Ritz Carlton was just being built and provided a hide n' seek playground. There was a summer camp at our "Rec Center" where kids could spend the night in sleeping bags in the grass area and eat popcorn. Ping-pong tournaments became marathon contests.

Water dominated their lives, both at the pool and at the ocean—chasing waves, body boarding, learning to surf. Older teenagers served as lifeguards at our pool, and if kids earned a Dolphin Patch following a swim test (and displayed the patch on their swimsuit) they could swim without an adult.

When the Broadmoor homes were built, there was no bluff area, not even the grass, so it was a long walk down to the beach and a steep climb uphill to get back home. Until the late 1980s, Stonehill stopped at Golden Lantern and Niguel Road stopped at Stonehill. A dirt path led to the library. Monarch Bay Plaza was the only shopping in the area and had a bank, a Safeway, an office building, and a multipurpose building (where Starbucks is now) serving as lecture hall, auditorium, temporary church, and movie theater. The bank earned national fame after a 1972 robbery of its safety deposit boxes, and the hall/movie theater flooded so often with rain and drainage from the hill above that it was eventually closed.

One current Broadmoor resident recalls living in an area adjacent to Niguel Shores in 1994, and with no Stonehill gate or Beach Bluff gate, cutting through Niguel Shores to get down to the beach. That led to their interest in the Shores and buying a home in Broadmoor.

An original Broadmoor owner now has four generations of family living in Niguel Shores. The family matriarch lives in Sea Terrace I, and the son, his daughter, and her children all live in Broadmoor.

Broadmoor residents love their homes and are happy that many are being or have been remodeled to look like new again, after fifty-plus years of use. One resident stated that their home was taken down to the studs and rebuilt, "since the original homes were not constructed with standards of today and needed updating ... but what great views! No changes needed there!"

**An Active Shores Neighborhood**—Broadmoor homeowners include some of the most active members of our community. They are current and past NSCA Board Members and Presidents, NSCA Committee members, officers and members of the Men's Club, Women's Club, and Garden Club. Some also have served or are serving in positions with the City of Dana Point. Residents commented on living in the Broadmoor neighborhood as "the best," noting

close-knit friendships with neighbors and being part of all the Niguel Shores activities and amenities.

One couple living in Niguel Shores for 20 years summed it up well: "We love our Broadmoor home and everything about our little 'neighborhood.' We feel fortunate that we found our home when we weren't even looking, just walking back from the beach one day and saw the Open House sign. We like the single load street with a Catalina view (on most days). We have the perfect mix of families with young children and those with kids we've seen grown up. We have great neighbors older and younger on Brigantine, Windlass and Windjammer. Like many of our neighbors, we consider ourselves 'lifers' in the Broadmoor neighborhood and in Niguel Shores!"

—Susan Courtney

## BROADMOOR STREET NAMES

Broadmoor streets have names associated with sailing: Brigantine, Windjammer, and Windlass.

**Brigantine** refers to a two-masted sailing ship with square rigging on the foremast and fore-and-aft rigging on the mainmast. The term originated with the two-masted ships, also powered by oars, on which pirates, or sea brigands, terrorized the Mediterranean in the 16th century. A Brigantine could carry cannons into battle and hold a large crew. Later, in northern European waters, the brigantine became purely a sailing ship.



**Windjammer** is the term for a commercial sailing ship with multiple masts that may be square rigged, or fore-and-aft rigged, or a combination of the two. The informal term "windjammer" arose during the transition from the Age of Sail to the Age of Steam during the 19th century.



**Windlass** refers to an apparatus for raising or lowering the heavy weight of an anchor. The windlass is a cylinder turned by a crank or belt, with a winch attached. A cable or anchor line is wound around the winch to raise or lower the attached anchor. A similar device is known as a capstan. The Greek scientist Archimedes was the inventor of the windlass.





## LUCK OF THE IRISH!

**St. Patrick's Day** is one of the **Duke** family's favorite holidays. Not only are **Scott and Janie Duke** both half Irish, St. Patrick's Day was the first holiday they celebrated together shortly after meeting on March 1, 1996. As fate would have it, St. Pat's was also the first holiday they celebrated with their children ten years later.

The Dukes adopted two children from Russia in 2006, **Alisa** who was 12 and **Nikolay** who was 8. They arrived home on March 4, and that made **St. Patrick's Day** even more special being their first holiday as a new family.

The children did not speak a word of English and had no idea what St. Patrick's Day was, so new mom Janie went to Barnes & Noble and bought a book about St. Patrick's Day to show the kids pictures and tried to give them an idea why everything was going to be green on their first holiday in America. She bought them green shirts, shamrock necklaces, and some green food coloring



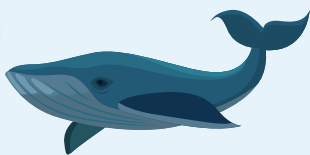
too. On March 17, 2006, the kids got dressed in their green shirts for their second day of school and came downstairs to GREEN eggs, bacon, GREEN bagels, and GREEN apple juice! By the looks on their faces, they were confused and almost afraid to eat breakfast. But when they came home from school, they could smell the corned beef, potatoes, carrots, and cabbage in the slow cooker and couldn't wait to eat dinner. That turned out to be their FAVORITE dinner since arriving in America. They loved it! And

as it turned out, it is still one of their favorite meals.

Just under two years after their adoption, the Duke family welcomed a baby girl, **Katie**. The family's St. Patrick traditions continue to this day. The kids are now 29, 25, 15 and the family includes a 7-year-old granddaughter, **Anastasia**, too. Every year the house is decorated for St. Patrick's Day, they all wear green, and gather together for their special St. Patrick's dinner, feeling lucky 🍀 to have each other.

—Jessica Wright with Janie Duke

## DANA POINT THIS MONTH



### DANA POINT FESTIVAL OF WHALES

Celebrate as California Gray Whales grace our coastline during their annual migration.

**March 3, 4, 5 in Dana Point Harbor**

For a complete calendar of events, see [festivalofwhales.com/dana-point-festival-of-whales-event-listing/](http://festivalofwhales.com/dana-point-festival-of-whales-event-listing/)

### DP HISTORICAL SOCIETY HISTORIC LANTERN DISTRICT TOUR

**March 4 and 5 at 2 p.m.**

RSVP to DP Historical Society  
(949) 248-8121

### DANA POINT SYMPHONY CONCERT MENDELSSOHN AND MOZART

**March 10 at 7:30-9:30 p.m.**

St. Edward Church  
33926 Calle Primavera  
Dana Point

For ticket information, see [danapointsymphony.com](http://danapointsymphony.com)



### BUILD MONARCH BUTTERFLY HABITATS

Snacks and supplies provided.

**March 11 at 9 a.m. to 12 noon**  
**Lantern Bay Park**

For information, email [jriyhani@danapoint.org](mailto:jriyhani@danapoint.org)



### SISTER CITIES

Mayor Mike Frost and Mayor Massimo Coppola of Sorrento, Italy recently signed a Friendship Agreement linking Dana Point and Sorrento in tourism, arts, culture, education, and mutual economic initiatives. According to the Dana Point Historical Society, Sorrento served as an inspiration to create Dana Point along the coastal bluffs due to their similar topography and bay.

## SPORTS

### TENNIS

**March Days and Beautiful Sunsets**—March brings BNP Paribas this month at Indian Wells, where major players from around the world vie for a spot, and there are more American players than ever. Then come the major Grand Slams with Wimbledon, Roland-Garros, and the wild, rowdy US Open.

**Tennis Facilities Improvement**—Our Niguel Shores tennis community anticipates improvements in recreation amenities. Included in the voter-approved plan is shaded seating for all three tennis courts.

**Reservation System**—There are plans for a new online court reservation system. Currently players can reserve a court a week in advance on the Niguel Shores





**Worry**—Mom didn't seem like her usual self when I made my daily phone call. In fact, she said she felt anxious. You don't know my mother, but she is the absolute last person on the planet to tell you that she feels anxious. She is not a worrier and never has been.

However, she didn't sound good on my phone call. She sounded like she had a cold, and at 92, that's a reason to sound the alarm. This daughter and old RN did just that, landing us in the ER where we enjoyed the hallway sights for five hours until she was assigned a room. Lo and behold, she had RSV, a rather dangerous respiratory virus particularly prevalent in young children but recently venturing into new mucosal territory invading the lungs of the elderly (commonly referring to anyone 65 and up, which includes me). Anyway, after a hospital stay, we ended up at her house—along with her oxygen—until she could kiss the O2 good-bye and get stronger, which she did. But she still needed help.

At that point, my life and all my responsibilities went sideways. She couldn't be left alone during the day, so I had to find help and figure out how to pay for it. I had to be there every morning to administer two required pills, make breakfast, tidy up, and make lunch before the afternoon caregiver arrived. This was just a part of life, and we all will



probably have to deal with it at some point. Unfortunately, I was dealing with it by losing sleep, getting grumpy with my wonderful family, and wondering if the situation would ever get better. As a recovering life-long worrier, I realized that I was having a major relapse.

I also knew that all the worrying in the world would not impact one iota on the outcome of Mom's condition, but it would definitely have a very big impact on my health.

**Stress**—We've all heard that stress has its way with us physically, manifesting with high blood pressure, rapid heart rate, fatigue, headaches, elevated blood sugars and triglycerides, to mention a few. When we worry or grow anxious, the stress hormone cortisol is released to create that "fight or flight" scenario—the same physiologic scenario that Og the Caveman experienced when being chased by a wild animal. Today there are no wild animals chasing us, just the "tigers" in our mind. The worrying mind. And all those tigers can result in the aforementioned maladies that, over time, have a negative cumulative effect on our health.

Clearly, reasons to worry are a part of life, and if you come from a family that worries endlessly, you'll probably adopt the behavior. My mom never worried, but my dad could've won trophies in the worry category, and I evidently copied some of his behavior.

**Take Care**—To push back, we can remind ourselves to stay aware of worrying and what it's doing to our daily life. We can eat healthy food and resist mindless eating; stay hydrated with water; exercise regularly; and meditate on calming thoughts or places we've visited and loved. When we feel anxiety coming on, we can take some deep breaths and acknowledge it, but let it go and feel the worry dissipate. I know that's easier said than done, but we can do this. Building the habit of managing our emotions and staying in charge of them will pay off with improved overall health, no matter what the worry may be.

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

## SPORTS

website. Since more players are using the courts, it may not always be possible to get your first choice of court and time. You have to set your alarm for 12 a.m. the week before you play, which requires a certain amount of dedication many of us don't have. Hopefully the new system will be more accommodating. If you do make a reservation and need to cancel, you can open your email confirmation and either cancel or reschedule. If this is within 1 to 2 hours of your court time, you cannot cancel, but many players contact others to see if they can use the reserved court.

**Tennis Etiquette**—We are trying to create a group email or text message to notify players when courts become

available. This will be a temporary solution until the new system is in place. We remind tennis players if you elect to play without a reservation, please be courteous to the players coming to the court with a reservation. At times, we arrive at a court we have reserved and the "walk on" players ask us to go use another court. This is not tennis etiquette.

**Enjoying Life in the Shores**—We always are open to suggestions to make the tennis community fun, enjoyable and friendly. Call or email Penni Buff or Don Baer at (949) 422-9140 or [pacific92629@yahoo.com](mailto:pacific92629@yahoo.com). Remember, keep your racquets moving and live life "Happy, Wild and Free."

—Don Baer

PICKLEBALL

**Happy Hour**—Our Pickleball Happy Hour will resume on **Wednesday, March 15** and continue on the third Wednesday of each month during warm weather months. We meet on the clubhouse patio at the outdoor fireplace, and you can come after you finish drop-in play or anytime between 4:30 and 6 p.m. even if you are not playing! Bring an appetizer to share and your own beverage. Your spouse or guest is welcome to join us!

**Play Hours**—New hours for **Drop-In Play** have been added! You can now play every Wednesday from 4 to 6 p.m. without having to arrange for partners or opponents.

For those not familiar with how **Drop-in Play** works, these hours provide an opportunity to come out to meet and play with other residents without having to arrange a match or even have a partner. We use a two-rack system, not based on skill level, to constantly mix players. Just put your paddle in the rack and you will be able to play as soon as your turn comes up.




Bluff birthday party with Pickleball friends.

**Organized Play** hours are different and are available for those who want to practice their skills or play only with partners or groups that they choose themselves. Detailed information on the different hours, different systems of play, our guidelines, and general etiquette are available on the Niguel Shores website as well as being posted at the Pickleball courts. You'll find our players are a very friendly and welcoming group as evidenced by our Mission Statement:

“Our Mission is to create a unique Pickleball opportunity in Niguel Shores where beginners and veterans 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.”

If you have questions or suggestions, you can contact any of the five current Pickleball Steering Committee members through the Niguel Shores Pickleball email at *niguelshores.pb@gmail.com*. Those members are **Art Staudenbaur, Bob Hochstader, Jenny Rose, Chris Horpel, and Susi Smith.**

—Jennifer Rose



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## NEIGHBORHOOD ADS

**NEED HOME:** We LOVE living in Niguel Shores and want to purchase another home here! If you want to sell your home or know someone who does, call 714-231-1819, email [chris@drdavidson.com](mailto:chris@drdavidson.com).

*Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised.*

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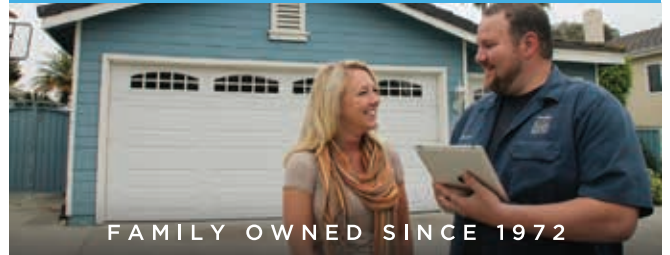
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# MARKET UPDATE



## ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 121 homes, down 5%, and now sits at 2,415, the second lowest level to start Feb. since tracking began. In Jan., 45% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 684 less.



## DEMAND

Demand, the number of pending sales over the prior month, soared higher by 361 pending sales in the past two weeks, up 38%, and now totals 1,300, its largest two-week rise since February 2021. Last year, there were 1,683 pending sales, 29% more than today. The 3-year average before COVID was 2,083, or 60% more.



## EXPECTED MARKET TIME

With demand soaring and the supply falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, plunged from 81 to 56 days in the past couple of weeks. It was 23 days last year, much stronger than today.



## CLOSED SALES

There were 1,393 closed residential resales in December, 44% less than December 2021's 2,486 closed sales. December marked a 2% decrease compared to November 2022. The sales-to-list price ratio was 98.4% for all of Orange County.



Buyer demand is extremely high in Niguel Shores, while the supply of homes for sale is very low. Thinking of selling? We have buyers waiting for specific locations and types of homes.

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



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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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## ★ 2023 REAL ESTATE UPDATE FOR NIGUEL SHORES ★

**6** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,295,000 - \$7,800,000

**5** HOMES CURRENTLY IN ESCROW  
PRICED AT \$1,591,000-\$5,500,000

**3** HOMES SOLD IN 2023  
PRICED FROM \$2,000,000 - \$2,500,000

★ (PER MULTIPLE LISTING SERVICE AS OF 2/13/23) ★

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