

# Seashore News



April 2023

Published Monthly by Niguel Shores Community Association

Issue 592

## FROM THE HELM

**Our Trees**—I hope this message finds you well. After careful consideration and consultation with experts, the Board has made the decision to develop a long-term **Master Plan** to address the aging trees in our community. This plan will take into account the health and safety of our existing trees, as well as the costs associated with maintaining and/or replacing them.

The Master Plan will be a comprehensive and collaborative effort, involving input from the community. There will be future roundtable discussions to get community involvement.

Our goal is to develop a plan that balances the needs and concerns of our community with the practical realities of tree care and maintenance. This may include recommendations for tree pruning, removal, and replacement, as well as strategies for mitigating the costs associated with this process.

We understand that this is a complex and sensitive issue, and we are committed to working together to find the best solution for our community.

**Recreation Amenities Update**—Check out the Amenities update in this newsletter. The recent soils report has brought some new information to light, and to ensure that everything is up to the highest standards, RRM is making some changes to their drainage plan and drawings. These changes will need to be reviewed by the City, which is a normal part of the process. This review process may also result in a slight delay in receiving bids, which we now expect to be available early May and there will be an **Amenities Presentation** to our community in May.

**2023 Board Candidates Election**—We have three candidates running for the NSCA Board this year: **John Barbee**, **Pat O'Brien**, and **Mark Russell**. We would like to say thank you to our candidates and we look forward to meeting each of you at the **Meet the Candidates Forum** on **Monday, April 10, 6:00 p.m.**

—Rhonda Dunlevie

### APRIL EVENTS

#### CLASSIC CAR SHOW

Saturday, April 8 — 3 to 5 p.m.  
Niguel Shores Community Center  
Parking Lot

#### MEET THE CANDIDATES FORUM

Monday, April 10 — 6 p.m.  
Niguel Shores Clubhouse and via Zoom  
Contact the Office for Zoom link.

#### WOMEN'S CLUB FASHION SHOW LUNCHEON

Thursday, April 13 — Noon to 2 p.m.  
Niguel Shores Clubhouse  
Reservations Required

#### GARAGE SALE

Saturday, April 22 — 9 a.m. to Noon  
Sign Up in the Office

### Meet the Candidates for NSCA Board of Directors



JOHN BARBEE



PAT O'BRIEN



MARK RUSSELL

Get to know our three candidates running for positions of the Niguel Shores Community Association Board of Directors. See Candidate Statements on Page 3.



### SEASHORE NEWS

This month, the *Seashore News* celebrates 50 years of publication in Niguel Shores, and we're looking forward to 50 more! See Pages 14-15 for a bit of history from former editor Mary Crowl.

# 90 DAYS IN NIGUEL SHORES



**FOR SALE - 33865 MANTA CT!**



**IN ESCROW - 23831 MARMARA BAY!**



**COMING SOON - SEA TERRACE!**



**SOLD - 24121 WINDWARD DR!**



**SOLD - 33961 MANTA COURT!**



**SOLD - 33932 FAEROE BAY!**

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	1,568	3,472	18
IN ESCROW	23831 MARMARA BAY	\$2,050,000	3/2	1,596	4,050	13
SOLD	33961 MANTA CT	\$1,685,000	3/2.5	1,733	3,456	82
SOLD	24121 WINDWARD DR	\$2,285,000	3/2.5	2,062	3,200	15
SOLD	33932 FAEROE BAY	\$1,475,000	3/2	1,634	5,390	100
FOR SALE	CABRILLO ISLE	\$7,800,000	4/5.5	5,441	10,500	532
FOR SALE	SEAWARD ISLE	\$5,500,000	3/3	3,947	5,270	176
FOR SALE	CAPSTAN DR	\$3,250,000	2/3	2,020	2,800	13
FOR SALE	IONIAN BAY	\$2,649,900	3/2	2,301	4,950	89
FOR SALE	MARMARA BAY	\$2,499,950	3/2	1,614	4,050	73
FOR SALE	IONIAN BAY	\$2,380,000	4/2	1,684	4,050	39
FOR SALE	BOTHNIA BAY	\$2,375,000	4/2	1,684	4,050	12
FOR SALE	MOONSAIL DR	\$1,749,000	3/2.5	1,477	2,610	1
FOR SALE	SPINNAKER DR S	\$1,699,999	3/2.5	1,500	3,049	1
IN ESCROW	FLYING JIB DR	\$2,295,000	3/2.5	1,864	3,410	175
SOLD	NAUTICUS ISLE	\$5,000,000	3/2	1,888	5,400	17
SOLD	MARLINSPIKE DR	\$2,200,000	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 3/14/23\*

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

# NIGUEL SHORES COMMUNITY ASSOCIATION

## Candidate Statements for 2023



**JOHN BARBEE** — I would like to serve on the board and offer my experience to help better the community for the next generation. I have lived in Niguel Shores for 9 years with my wife Frances, daughter Reese and son Jonah.

**Businesses owned, Contracted:** Real Estate investing, Development, Property management, Professional Mobile Detailing, Plant Safari, Kart-a-Shed, Action Kart-a-Shed, Cal Fire Contractor, Forest Service Contractor, Department of Defense Transporter, Heavy Hauling Trucking Business, A-General Engineer Contractor, C-10 Electrician Contractor, Farming 87 acres, 4 Restaurants, owner, 15 years, Consulting for many businesses, and Day trading. I have managed 100-1000 employees at a time.

**Licenses:** Department of Defense, Military Contractor, General Engineering California A license, Electric Licenses California C-10 license, OSHA License, Cal Fire Certified, approved contractor, Forest Service Certified, approved contractor, Emergency services, NASA approved, Dbids Base pass Card, TWIC Card, Military Base entry and transportation, DBids for Department of Defense DOD certification for transportation United States, Naval Officer training and Certification, United States Navy underwater demolition/Seal Indoctrination Certification, Talega Business Park Board of Directors, Equipment operator or heavy equipment and CA class A drivers license.

**Hobbies:** Football, Wrestling, Soccer, Boxing, Tennis, Boating, Classic car collecting, volunteering and any sporting activity.



**PAT O'BRIEN** — I believe we live in one of the best communities in South Orange County. My goal is to maintain its beauty and amenities while being fiscally responsible and to insure a high level of service to the members of the community.

I was born and raised in Southern California. I lived in Downey, attended school there and then joined the Downey Police Department at 21 years of age. I retired as Robbery-homicide Sergeant in 2002 after 32 years with the Police Department.

In 2002 my wife and I moved to Niguel Shores. After moving here, I volunteered for the Traffic and Safety Committee which I served on until elected to the Board of Directors in 2007. I served as Secretary and 1st Vice President during my term on the Board. I then served on the Finance and Architectural Committee. I was elected again and served on the Board from May 2011 to 2015,

and held various offices during that term. I have recently served for the past several years on the Rules Committee. My experience and knowledge of our community helps in resolving the current matters and issues that are before the Board.

Niguel Shores has a history of being well maintained and has the lowest association dues in the area. I will work to maintain this and keep Niguel Shores one of the best places to live.



**MARK RUSSELL** — Mark Russell has been an executive in the Title Insurance industry for over 33 years. He is currently a VP of National Sales for Fidelity National Financial.

He resides in Niguel Shores with his wife of 33 years, Rhonda. Also residing in their home is their Jack Russell Terrier, Willie. Together, he and his wife have two sons, Zac and Jackson, who were both raised in Niguel Shores and are now on their own and living locally. They have two grandchildren, Boone, 2½ years and Sonny Mae, 3 months. Mark's passions include surfing, golf, fly fishing, live music, socializing nightly at the bluff and traveling with his family and friends.

After being part of the community for over 25 years and enjoying all that Niguel Shores has to offer, I feel it's now time to formally give back to help enhance and maintain the Niguel Shores lifestyle. Listening to both long term residents as well as new residents is vital to our future plans. I currently volunteer on an association committee and enjoy the structure that these committees operate under.

*"It's extremely important to me that we maintain the old school charm and bylaws that the community was built on. It is obvious that our past board members and volunteers knew from the very beginning that we have a special place that needs to be protected. While understanding this delicate balance, we still need to bring certain aspects of growth into the community for our future generations."*

Mark is extremely involved with helping our Military Veterans. I serve on the board of CarePossible. A non-profit 501(C) 3. The vision of CarePossible is to make mental health and addiction care possible for veterans, military families, and low-income families. The desire is to save lives and save families by offering free, professional care to those in need. Addiction, suicide, PTSD and overdose rates are incredibly high. Our mission is to reduce these numbers by making care possible for anyone in need but lacking resources. I invite you to visit our site to learn more about what we do. [www.carepossible.org](http://www.carepossible.org).

*These statements are from the candidates themselves, and not the Association. Neither the Association nor the Board of Directors is responsible or necessarily endorses any of the views expressed in these statements. Names are listed in alphabetical order by last name.*

# GENERAL MANAGER REPORT

**2023 Annual Meeting and Election**—Nominations for the annual election have been received and there are three (3) candidates running for two (2) open positions. The candidates running for these positions are **John Barbee**, **Pat O'Brien** and **Mark Russell**. Join me in thanking these candidates for volunteering to run and serve on the Board of Directors. The candidate bios are included in this newsletter for your review.

In addition to reading about each candidate, please plan on attending the **Meet the Candidates Forum** scheduled for **Monday, April 10 at 6:00 p.m.** We will be holding this event in the Clubhouse; however, if you would like, you can observe this forum via Zoom. To obtain the Zoom link email Matt Northrop at [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org) or call (949) 493-0122 x4.

This forum will provide you with an opportunity to hear about and ask questions of each candidate. An insert is included in this issue with a **Question Form** to provide you with the ability to submit questions in advance of the meeting. Complete this form and return it to the Association Office so your question can be answered by each of the candidates.

**The Annual Meeting Notice and Ballots**—These will be mailed to all owners on approximately **April 13**. The Annual Meeting is scheduled for **Tuesday, May 16 at 6:00 p.m.**

**Returning Your Ballots**—Ballots may be returned by any of the following means:

- Return in the self-addressed, stamped, return envelope provided in the election material
- Hand deliver to Accurate Voting Services, 18 Technology Drive, Suite 142, Irvine, CA 92618
- Present in person at the annual meeting before the polls close at 6:00 p.m.
- Deliver your ballot at the Association Office and put it in the locked Ballot Box at the front counter

The Inspectors of Election have been given the keys to the Ballot Box and will be the only persons allowed to open the box.

**Pool and Spa Maintenance Closure**—The routine pool and spa maintenance will be conducted on April 24 to May 5, which means these amenities will be closed during this time. As always, we try to plan this around all spring breaks with schools in the area and appreciate your patience and understanding during this time.

**From All the Staff at Niguel Shores**—Wishing each and every Niguel Shores resident a Happy Spring, and best wishes to those observing Easter, Passover, and Eid al-Fitr. Enjoy every day to the fullest!

—Marla Miller

## MARCH 2023 BOARD MEETING: (GENERAL SESSION)

### ACCEPTED AND FILED:

- Unaudited January 2023 Financial Reports
- General Session Committee Minutes

### APPROVED:

- General Session Meeting Minutes for February 8, 2023
  - March 2023 Expense and Transfer (Actual)
  - Landscape Committee Member Resignation
  - Landscape Committee Member Appointment
- Finance Committee Recommendation to Purchase \$150,000 CD Through Comerica for One (1) Year
- Finance Committee Recommendation to Purchase \$150,000 CD Through Comerica for Two (2) Years
- Finance Committee Recommendation to Purchase \$150,000 CD Through Comerica for Three (3) Years
  - Harvest Proposal #103916 for Tree Removal Verrazanno Bay
- Ratify Approval of Harvest Proposal

#105181 for Tree Removal Leeward Drive

- Architectural Remodel Extension for Completion Date
- Contracting and Procurement Policy Updates
- City Installation of Lights along PCH Sidewalk

### APPEALS:

- Appeal of Architectural Committee – Approval of Remodel: Split Vote, AC Decision Stands

### REVIEWED/DISCUSSED:

- Recreational Amenity Update
- Check Register, General Ledger, Legal and Delinquency Report, Cash Flow Analysis and Broker CD Rates - January
  - Overnight Parking Rule
- Caltrans Bridge Inspection Report
- Short Term Rental CDP Application
  - Master Tree Plan
- Correspondence to the Board
- Manager's Report

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

THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE COMMUNITY CENTER CLUBHOUSE ON THE  
2nd WEDNESDAY, APRIL 12, 2023, BEGINNING 6:00 P.M.

# COMMITTEE REPORTS

## ARCHITECTURAL COMMITTEE

### Project Expiration Dates

A completed application from the homeowner is required to begin the process of any exterior modification of a residence in Niguel Shores. After the plan/information is reviewed for accuracy and completeness, a letter of approval is then provided to the applicant by the Architectural Committee. The approval form specifies a start date and a completion date for the work to be done.

Projects may be assigned a three-month, six-month, or longer completion date depending on the complexity of the work being done. Project delays remain commonplace since the pandemic and the resulting various disruptions in global trade. Supply chain delays have made it difficult to acquire materials, deal with increased costs, and find contractors with availability to schedule work. Consequently, our residents frequently need to extend the completion date of their projects.

It's important to note that when this occurs, three-month projects are not eligible for extension and must be resubmitted. Additionally, six-month and longer projects **still expire** even though they have been approved and the work was delayed. When a delayed project is ready to restart, please contact the NSCA Administrative Office so we can bring your application up to date and get things moving again. We are ready to assist with your renovation!

—Mike Stively

## COMMUNICATION COMMITTEE

**Going for 100**—Thanks to the **Men's Club** for inviting our Communication Committee to a delicious breakfast last month where we celebrated the **50th Anniversary** of the Seashore News. With our community's continued interest and support, *Seashore News* looks forward to 50 more years of publication here in Niguel Shores!



Congratulations to  
*Seashore News* for 50  
Years of publication  
in Niguel Shores

**Your Input Matters**—The Communication Committee makes it our job to feature our wonderful residents and all that happens in our community. We cover Shores events, give reports from committees and clubs, provide information from the Board, feature dining and travel ideas, offer wellness tips, give advice for your pets—and we love to spotlight our residents. But our publication works best when YOU, our Niguel Shores residents, share your stories and photos with us. YOUR INPUT is what makes our pages interesting.

So let us know about your projects, events, and activities—the who, what, when, where, why. We will do the

writing for you. Share news of your family, honor your graduates, lend us an interview, give accolades to someone doing good, send a photo of happenings around the Shores or other places you go. YOU are the focus of our publication.

**Contact Us**—If you have news for us or would like someone on our committee to contact you, send an email to [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com) or drop off a note in the office. If you enjoy what the *Seashore News* is doing every month, then be a part of it. Share your news here in the community where you live, among your friends and neighbors.

—Sandy Homicz

## MAINTENANCE COMMITTEE

The calendar says it is spring, but who knows what our crazy weather will be this month. Nevertheless, the Maintenance Team is starting spring cleaning in preparation for residents to get out and enjoy our wonderful community no matter the weather.

**Pool/Spa Closure** is scheduled for April 24 to May 5. This will be for the semi-annual maintenance of the pool water and system. The pool will again be treated to eradicate black algae, which sounds scary but is more of an eye sore and something we have to treat on an ongoing basis. Then most of the old water will be removed and replaced with fresh water. Scheduling for this period was based on testing the pool water and per history, that the pool water is “tired” and needs to be replenished. To delay this maintenance causes harm to the pool plaster and heaters which could lead to extensive costly repairs. The pool tells us when to replenish, plus or minus a few weeks. This closure has been planned around the Capistrano Unified School District spring recess break (April 4 to 7) and Easter Sunday (April 9) to minimize inconvenience to all residents.

**Street Project 2023**—Streets affected for asphalt overlay are Niguel Shores Drive from PCH Bridge to Stonehill, Verrazanno Bay, Tampico Bay, Sidney Bay, Montego Bay, Brisbane Bay and Perth Bay.



There may be other isolated areas of repair. Soon plans will be developed to solicit bids. Once the Board of Directors selects the winning bidder, then the street project will be scheduled, possibly this summer. More updates to follow.

Have a wonderful April and hopefully enjoy some ... hmmm ... what do they call that thing in the sky? Oh yes. Sun.

—Geoff Dunlevie

# COMMITTEE REPORTS

## RECREATION COMMITTEE

We hope everyone enjoyed the St. Paddy's Day Celebration. Thank you to all who attended and to our Recreation Committee members for hosting this high-spirited party for the community.

### APRIL 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 Community Center parking lot for all to see. Sign up in the office or get the registration form on the Niguel Shores website [niguelshores.org](http://niguelshores.org). Participation is limited to the first 20 cars that sign up.

**Garage Sale – Saturday, April 22, 9:00 a.m. to 12:00 p.m.** Spring is here—that means Garage Sale time! Sign up starting April 3 in the NSCA office to participate in this event. This is a great time for all of us to clear out unneeded items. Sometimes your “junk” is somebody else’s treasure. Donation pickup will come by at 1:00 p.m. the day of the sale for leftover items. Donations are picked up at the driver’s discretion.

### UPCOMING EVENTS:

**Cinco de Mayo—Friday, May 5, 5:30 p.m. to 7:30 p.m.** Enjoy tacos and music down at the Beach Bluff. Tickets go on sale April 3 in the NSCA office. They are \$15 each, limited to the first 200. Your meal comes with three tacos, rice and beans with your choice of either chicken, carnitas or carne asada. Purchase a rectangle table for \$100 or an octagon table for \$80, which includes food. These are limited to 12 rectangle tables and 4 octagon tables.

**Spring Market—Saturday, May 20, 11:00 a.m. to 4:00 p.m.** Browse through a wide variety of quality local handmade gift items and goodies. Come and check it out at our Community Center Park.

**Memorial Day BBQ—Sunday, May 28, 5:00 to 8:00 p.m.** Bring your own food to barbeque on the grill and enjoy fun dance tunes at the Beach Bluff.

—*The Recreation Committee*

## RECREATION AMENITIES COMMITTEE

Happy April! Thankfully the **Recreation Amenities Enhancement Project** is making progress with only a little slow down due to the weather.

We were able to purchase the new playground equipment on sale! Board members and our committee selected the color palette and design for the new shade sails, tables, and benches. Luckily, we have experienced designers on our team!

In March, documents were submitted to the City of Dana Point for approval. A soil report was added to the requirements with minor comments on the other details. The soil

report, received mid-March, requires minor updates to the original project design.

Once the design is revisited and approved by the City, we will be sending our project out for bids. Our goal is to select a contractor by the time of the community Roundtable meeting.

As a result of the soil report requiring an update to our design, the delay will prevent us from having bids in hand for the originally planned Recreation Amenity Community Update meeting in April. To ensure we have accurate costs and scheduling, **we have moved the meeting date to Saturday, May 6 at 10 a.m.** We hope the Saturday date will allow more homeowners to attend.

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

—*Debi Berk*

## TRAFFIC AND SAFETY

**Stopping Crime**—According to reports, our community remains virtually crime free. This is despite warnings from the Sheriff’s Department that teams of burglars are actively plaguing communities surrounding us. The sheriff’s program of encouraging us to lock and secure our valuables has caused us to be a bit more mindful of security issues and, as a consequence, we as a group have become a tough target for any would be thief. However, each of us by just being good neighbors and adhering to our community rules have had the biggest effect on the crime and safety issue.

James Q. Wilson, a well-known and respected sociologist, has developed several crime prevention programs utilized by cities throughout the country. Several years ago, he noted that a community’s cleanliness, perception of orderliness, and adherence to even minor rules had the effect of significantly reducing the overall crime picture. As far as stopping criminal activity, we all have a role every day.

**Emergency Equipment Available (AEDs)**—Our community has two Automated External Defibrillators that may be deployed for emergencies. One is stored just inside the Clubhouse door and the other is in the Patrol Service vehicle. If an emergency situation develops and the subject’s heart has no sign of functioning, an AED shock may restart the heart. The application of the AED may make a difference in a life-or-death situation. Should the Clubhouse be closed, and the door locked, you may phone the gatehouse at (949) 487-4185 to obtain the AED that is in in the patrol vehicle.

The AED is easy to use and has pads for both adults and children. It has an audible response that will advise the user of how to apply and the steps to be taken. As always call 911 first in the event of an emergency. —*God Bless ... Tim Murphy*

# CLUBS

## WOMEN'S CLUB

Our March St. Patrick's themed luncheon was attended by a large group of energetic happy ladies. **Caroline Swift** of **Sweet Caroline Travel** gave an informative talk on what to expect and how to navigate various forms of land and cruise travel. She also strongly advised the purchase of travel insurance.



Women's Club Luncheon Speaker Caroline Swift with Officers Laurel Yocca, Sharon Stewart, Elle Midkiff

We meet this month at **Noon** on **April 13** for our **Annual Fashion Show**—but this fashion show will be unlike any other we ever had. **Marnie Olia** and her committee of members **Cathy Burgner, Sara Cowdry, Gigi McDonnell, Elle Midkiff, Robin Neuvirth** and **Carey Smith** are presenting lots of new innovative and fun additions. I am not allowed to reveal all their plans for the show because they want it to be a surprise, but I CAN tell you this:



- The decor will be an homage to Paris Fashion Week.
- A box lunch from The Cheese Block in Costa Mesa will include a choice of sandwich, a farmhouse salad, berries, honey and chocolate.
- There will be eight fabulous raffle items, so be sure to bring cash.
- Our runway models are club members **Diane Cahill, Janet Dohner, Tracy Gino, Petra Lemelin, Debbie**

### Women's Club Outside Activity

**EVENT: Happy Hour at The Chart House**

**DATE & TIME: Thursday, April 20 from 4 to 6 p.m.**

**SPECIAL INFORMATION:** Visit with your Women's Club friends, enjoy the great Happy Hour menu, and be amazed at the fabulous view above Dana Point Harbor.



**RSVP** Please call **Carla Perin** at (949) 689-8831 by April 19 so we can reserve a spot for you.

**Schreiber, Julie Skillman, Patti Staudenbauer and Jeannie Campanaro.**

- There will be lots to see! 23 total outfits with accessories are featured covering four categories: active wear, casual wear, spring attire and formal attire.

To learn more about membership in Women's Club, please contact Judi Palladino at [twopalls@yahoo.com](mailto:twopalls@yahoo.com) or Kathy Zoch at [kathyzoch@ochomes.org](mailto:kathyzoch@ochomes.org).

—Terry Link

## MEN'S CLUB

At our first meeting in March, we heard from a key part of the leadership team for the *Seashore News*, our much read and much appreciated community newspaper. Our guests included **Sandy Homicz, Patti Staudenbauer, Susan Courtney, Meg Wilson, Michelle Ralph, and Sharon Stewart**. These dedicated and charming volunteers supplemented their interesting presentation with artfully designed visual slides, and even a few scripted remarks. It was a most informative presentation. Did you know the first newsletter issue rolled off the presses in April of 1973? We are soon to see the 592nd issue. Wow. There are about 80 Niguel Shores volunteers involved in the creation, production, and distribution of the monthly publication. Some of the most popular sections are TRAVEL, ACCOLADES, WELLNESS, and MEET YOUR NEIGHBOR. So, if you just returned from that bucket list trip to Timbuktu, or just finished hiking the Appalachian trail, or were just named Employee of the Decade at your place of business, let the *Seashore News* editors know. Consider granting an interview, maybe writing an article-with help from the editors. You can enlighten and entertain the entire community!



Representatives from the NSCA Communication Committee spoke at the Men's Club breakfast on March 7 about the 50-year tradition of the *Seashore News*.

We all know to expect delivery of the *Seashore News* right to our front door on the first of every month. You may not have noticed the *Seashore News* is also available

online at [niguelshores.org](http://niguelshores.org) where every issue, from 1973 forward, is included for your interest and amusement. It is a fun way to get a sense of where Niguel Shores started and how far this special beachside community has come in the last 50 years.

There was more fun to come on Tuesday, March 21, when gerontologist **Kerry Burnight, PhD.** shared her insightful views on aging. At the same meeting we heard from **Rhonda Dunlevie** who spoke about the **Shores Angels**, our community volunteers who help neighbors in need.

Coming this month, our speakers will include travel advisor **Caroline Swift** and **Orange County Supervisor Katrina Foley.** Don't miss those meetings on **April 4** and **18.**

If you are not yet a member of the Niguel Shores Men's Club, there is no time like the present to get started. Join us for breakfast on the first or third Tuesday of the month at 0800h. You will be pleased having an opportunity to engage with fine neighbors, although you do not have to be a resident of Niguel Shores to be a Men's Club member. What's stopping you?

—Tim Moore

## GARDEN CLUB

**April Meeting**—This month's Garden Club meeting takes place at **11 a.m.** on **Monday, April 17** at the Clubhouse. Our speaker will be **Joanna Giangardella**, an author of two books, a cancer support coach, and nutritional consultant. Joanna will be discussing hydroponic gardening.

Hydroponics uses water—rather than soil—to deliver nutrients to plants. The benefits are higher yields, less overall water usage, fewer chemicals, and continuous indoor and outdoor growth. This a fascinating approach to intensive farming.

To quote Joanna: “We are moving into a period of rationing the amount of produce we buy; with growing seasonal change and extreme weather conditions. I'll be discussing the future of growing produce, and the movement of commercial farmers from soil to hydroponic growing. I will also discuss seasonal growing from both seed and seedlings.”

**Looking Ahead to Summer**—Our annual members-only **Barbecue Picnic** will be held at the bluff on **Monday, June 19**, starting at **11 a.m.** It's a time to celebrate another

season of learning with fellow gardeners, working together, and nurturing our earth. The new slate of officers will be presented for 2023–2024.

Sign-up sheets for June's Annual Barbecue Picnic will be available at our April meeting. There will be no meeting in May. The Garden Club goes into summer recess for July and August; meetings recommence on Monday, September 18.

**Gardening Tips**—April is a good time to check on your roses, which will be sprouting new growth, buds, and flowers. Check for any pests and diseases like aphids, mildew, and rust. An easy organic approach: regularly hose down the plants early in the morning, and remove any affected leaves before they fall on the ground. Remember to fertilize your roses and to deadhead any spent flowers.

—Ann Strauss

*“In nature nothing exists alone.”*

—Rachel Carson



### MEN'S CLUB ANNOUNCES SCHOLARSHIPS FOR GRADUATING SENIORS

**TWO \$1000 SCHOLARSHIPS**

WILL BE AWARDED TO GRADUATING SENIORS  
FOR COLLEGE, VOCATIONAL OR TECHNICAL SCHOOL

**Deadline: April 23, 2023**

Email **John Yocca** for an application form and for any questions: [john@johnyocca.com](mailto:john@johnyocca.com)

In addition to the completed application form, we will need:

- 1) **Resume**
- 2) **Recent photo**
- 3) **Statement of special circumstances that make financial aid necessary** (if applicable)
- 4) **Essay (maximum 1 page):** *What makes you unique? What inspired you to attend College/Vocational/Technical School? Describe activities, awards, work or volunteer experience that meant a lot to you.*
- 5) **Three (3) Letters of Recommendation (two letters from school staff and one letter from a community member)**



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# ACCOLADES



Compliments to **Lydia Reese** for taking time each day to post positive comments on the Next Door website. We asked Lydia if we could publish a few examples of her uplifting messages here:

*2/22/23—Thank you neighbors in all communities for your kindness and what you do to make our communities better. There is goodness in our world and it is what we are teaching our children and grandchildren. Thank you for volunteering, helping those in need, and being there for your family and neighbors. You are amazing!*

*3/7/23—Let's acknowledge all those working in the service areas. They may not be the most glamorous jobs, probably pay minimum wage, hours vary, and you may have to work late hours and weekends. So, thank you. You are a valued worker, and the work you do is a meaningful service to others. To any of us that can, let's tip a little more, smile at those that serve us, call them by their name, treat them with respect, and always say "thank you" for the help they give.*



Here's to our Niguel Shores residents whose volunteer work and donations offer hope and encouragement to children with cancer through the non-profit **Gold**

**Rush Cure Foundation** and its **Pots of Gold** program. Shown here are **Bonnie Maxey, Laurel Yocca, and Sue McKeenan** preparing for the Foundation's eighth annual "Celebrating Childhood Cancer Heroes" dinner and silent auction coming up May 6 at Dove Canyon Golf Club. The evening honors kids whose inspiring spirit and positive attitude rise above the cancer they live with.

The Gold Rush Foundation (GRCF) is an all-volunteer group begun in 2009 by Laguna Niguel residents Sandy and Gary Barker, inspired by their son's battle with a rare form of leukemia. The Foundation works with hospital oncology units and delivers personalized gifts to kids and their families. These **Pots of Gold** are approximately \$500+ each and contain items specific to the needs, wishes, and interests of the ill child and their siblings. The Foundation also stays connected to those families with resources and support to help them through difficult times.

GRCF has delivered more than 1,000 Pots of Gold to deserving families thanks to generous donors and volunteers, including many from Niguel Shores like **Sue and Burr McKeenan, Bonnie Maxey, Christine and Sarah McCauley, Elle and Dave Midkiff, Kathy Stuckmeyer, Tracie Sullivan, Laurel and John Yocca** among many others.

For those interested in attending the gala, volunteering, or teens needing service hours: See [goldrushcure.org](http://goldrushcure.org) for details about helping this worthy cause.



## Honoring Our 2023 Graduates



**Does your household have a high school or college student graduating this year?**

The *Seashore News* has an annual tradition of honoring our Niguel Shores graduates with a special announcement in the June issue.

Please send their names, a photo, future plans, and any other activities you may wish to share to: [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com)

We look forward to recognizing our 2023 high school and college graduates in the June issue.

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## DANA POINT FESTIVAL OF WHALES



## GARDEN CLUB PLANT SALE



## CUISINE CORNER

As we celebrate our *Seashore News* 50th anniversary, some residents may remember longtime contributor **Carol Yocom's** cuisine articles from 2009-2016. Carol was a steady contributor to our newsletter and mentioned **Hennessey's Tavern** several times over the years.

We love to go out for breakfast, and we've rediscovered this old favorite close by that deserves a renewed visit if your Tuesday mornings are free: **Hennessey's Tavern** at **34111 La Plaza, Dana Point Town Center**, just a mile from our Selva gate.

Tuesdays are the day they offer **2-4-1 Breakfasts**, buy one and get one free in their clean and spacious dining room. Most choices are \$13.50, with more than a dozen offerings to choose from: omelets, benedicts, Irish corned beef hash, breakfast sandwich, breakfast burrito, huevos rancheros and Irish steel-cut oats among them. All are beautiful presentations, and our server said she's happily been there for 27 years!

Nancy had their Spinach Scramble: three eggs with spinach, onions, tomatoes and cream cheese, served with excellent grilled potatoes and choice of toast. I had the California



Benedict: two firm poached eggs atop a (well-toasted, please) English muffin, with avocado and oven-roasted turkey, also served with those well-done pub-style potatoes, and tomato slices or fresh fruit. With two coffees, our 2-4-1 pre-tax bill was just \$19.00. Original Buena Vista Irish coffee, Hennessey's Famous Bloody Mary, Prosecco Bellinis or Mimosas could have added to the tab, but we were happy with their fresh-brewed coffee.



They also offer **2-4-1 Burgers** on Tuesdays, and to keep the Irish theme there are Dublin burgers, Dublin fries, and Irish Nachos. Enjoy!

—Gary Tinnes

# ST. PATRICK'S DAY 2023!



# ACTIVITIES

## BRIDGE

I look forward to playing bridge and enjoy the camaraderie that comes with it. We have a great group of players and hope you can join us on Wednesdays at 11 a.m. in the Clubhouse. Here's our latest list of winners:

**February 22:** We started off with **Bill Imbriale** who nailed 1st, but was closely followed by **Bob French** for 2nd and, not to be outdone by her husband, **Betty French** came in 3rd.

**March 1:** Our oldest member **Dorothy Garcia** (She is 100) came in 1st. Another great player, **Glenda Wilson**, came in 2nd while **Bob French** dropped a notch to third.

**March 8:** **John Shaw**, our resident snowbird from Chicago, came in 1st, while **Shida Rad** and **Dorothy Garcia** tied for 2nd. Pulling up the end of the train was **Elizabeth Miller** for 3rd.

**March 15:** Rocketing to 1st was **Elizabeth Miller** up from 3rd last week, while landing on 2nd belongs to **Frieda Baskin** (our longest playing member) and final touchdown was **Byron Nelson**, a new member, for 3rd.

Call **Bob** or **Betty French** at (949) 312-2556 if you would like to join us.

—Mike Oliva

## PAGE TURNERS

This month the Page Turners Book Club continues its reading of older literary fiction with *Crossing to Safety*, the work of Wallace Stegner, whose novel *The Angle of Repose* won the Pulitzer Prize. In the words of the publisher, *Crossing to Safety* has been called a "magnificently crafted story brimming with wisdom" by Howard Frank Mosher in the *Washington Post Book World*.

Stegner's *Crossing to Safety* has, since its publication in 1987, "established itself as one of the greatest and most cherished American novels of the twentieth century. Tracing the lives, loves, and aspirations of two couples who move between Vermont and Wisconsin, it is a work of quiet



majesty, deep compassion, and powerful insight into the alchemy of friendship and marriage.”

Page Turners Book Club consists of three groups all reading the same books each month, with all groups now meeting at the Clubhouse. The Monday afternoon group that meets the fourth Monday of the month, previously met in individual homes. For information on that group please contact me at [fozimec@cox.net](mailto:fozimec@cox.net). The other two groups meet the fourth Thursday afternoon of the month, and for information on those groups please contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net).

New members are always welcome so if you are interested in joining a book club we would love to hear from you.

—Frances Ozimec

## NEIGHBORHOOD NEWS

Our neighbor, the Dana Point Library, offers programs in April for all ages and interests. Call the Service Desk for information at (949) 496-5517.

### Children—Weekly Programs

Mondays at 2:30, Builders Club

Tuesdays at 10:30, Toddler Storytime

Wednesdays at 10:30, Kindergarten Readiness Storytime

Saturdays at 10:00, Color Happy

### Children—Once-a-Month Programs

4/12 at 2:30, Reading in Spanish with Carmen

4/19 at 3:00, Young Readers Book Club

4/25 at 3:00, Tinker Tuesday

### Adults—Weekly Programs

Mondays at 10:30, Coloring Club

### Adults—Once-a-Month Programs

4/7 at 10:00, Jigsaw Puzzlers

4/13 at 10:30, Gentle Reads Book Group

4/15 at 10:00, Crochet for Beginners

4/15 at 2:00, Foreign Film

4/24 at 10:30, Seaside Book Group

4/29 at 11:00, Master Gardener Presentation

—Patti Staudenbaur

## SPORTS

### TENNIS

If Niguel Shores tennis players are like others around the world, their eyes were on the **BNP Paribas Open** in Indian Wells last month, celebrating 50 years of tennis in the Desert and California. Many of us have been lucky to

attend or work at this tournament. In the early 1990s Penni and I worked crowd control when the Open was held at the Hyatt. There you could mingle with the tennis stars because everything was so relaxed, but now it is big business.



# SPORTS

The **BNP Paribas Open**, also known as the **Indian Wells Masters** or **Indian Wells Open**, is usually held early to mid-March. Former tennis pros Charlie Pasarell and Raymond Moore founded the tournament. The current owner is Larry Ellison, executive chairman and co-founder of Oracle. The director is former world No. 2 player Tommy Haas. The tournament is a Masters 1000 event on the men's tour and a WTA 1000 event on the women's.

BNP Paribas is one of two tour events (along with the Miami Open), other than the Majors, in which the main draw extends beyond eight days. The women's main draw usually starts on Wednesday and the men's main draw on Thursday. Both finals are held on Sunday of the following week. Both singles main draws include 96 players in a 128-player grid, with the 32 seeded players getting a bye (a free pass) to the second round.

Played on hardcourt, the tournament is the best-attended tennis event outside the four Grand Slam tournaments. Often called the "Fifth Grand Slam," it takes place in the Indian Wells Tennis Garden, the second-largest permanent tennis stadium in the world, behind New York City's Arthur Ashe Stadium.

The Tennis Garden (built in 2000) has 29 tennis courts, including the 16,100-seat main stadium. After the 2013 BNP Paribas, the Tennis Garden started an expansion and facilities upgrade that includes a new 8,000 seat Stadium 2. The revamping of the tennis center also included a "Pro Purple" interior court color created specifically for the ATP Master's Series and first used at Indian Wells, citing the purple color being 180 degrees exactly opposite the yellow of the ball.

With total prize money of \$17,600,000 for 2023, the BNP Paribas Open has become one of the largest events on both the men's and women's tours. Winning the BNP Paribas Open and the Miami Open back-to-back has been colloquially termed "The Sunshine Double." Dubbed

the "Grand Slam of the West," BNP Paribas is the most-attended tennis tournament in the world other than the four majors, with over 475,000 visitors attending each year.

—Don Baer

## PICKLEBALL

**Hours**—Welcome to Spring Pickleball in Niguel Shores! Our hours for Pickleball are as follows:

**Drop-in Play** (Just show up and put your paddle in the rack which mixes players.)

- M/W/F/Sat: 9 to 11 a.m.
- W: 4 to 7 p.m. (New afternoon hours!)

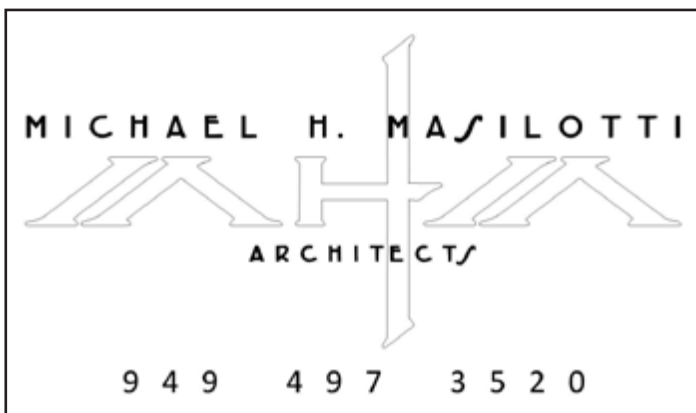
**Organized Play** (Pre-arrange your own games with partners or players of your choice and rotate off after each game if necessary to allow waiting groups to rotate in.)

- M/F/Sat: 8 to 9 a.m. and 11 a.m. to 7 p.m.
- W: 8 to 9 a.m. and 11 a.m. to 4 p.m.
- T/Th: 8 a.m. to 7 p.m.
- Sun: 11 a.m. to 3 p.m. (Limited hours to allow some peace and quiet for nearby homes)

**Court Reminders**—Courts are closed for cleaning on the second and fourth Thursday of each month. Also, please remember that you must be present on the courts whenever you invite a guest to play, and try to schedule guests during organized play to allow residents priority for the popular Drop-In Play hours.

**Happy Hour**—Our Pickleball Happy Hour will be on **Wednesday, April 19** and continue on the third Wednesday of each month during the warmer months, weather permitting. We meet at the fireplace on the Community Center patio. 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.

—Jennifer Rose



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*Editor's Note: In recognition of the 50th Anniversary of the Seashore News, we asked former editor Mary Crowl to tell us how the newsletter grew and changed during her long tenure as editor. Her reply appears here, filled with details of the old and the new.*



1973



1986



2006



2007

**Ancient History in the 21<sup>st</sup> Century**

**A**ncient History—I first encountered the process of creating the *Seashore News* when, as an NSCA Board member, I was appointed liaison to the Communication Committee. The entire news operation was still in its original 1973 primitive state (hence, the ancient history). Articles were submitted handwritten, typed up in column format by a staff member in the office, and then cut into individual articles by the editor. Layout was a paste-up job by the editor, who arranged those column scraps on 8x11 sheets to be photocopied and sent to the printer. Stacks of individual printed pages came back, ready for a crew of volunteers to assemble in page order. Tables were set up in the Community Room so these collators could walk back and forth gathering the eight or ten pages into 960-plus copies of the newsletter. Two volunteers



*Seashore News* former editor Mary Crowl

at separate tables stapled the pages together for later delivery street-by-street.

When I became editor in November 2006, I continued to follow this antiquated procedure. You can see copies of these issues in the *Seashore News* archives at [niguelshores.org](http://niguelshores.org). The columns are sometimes crooked and there are awkward empty spaces and stray splotches of ink from the photocopier.

The primary function of the Communication Committee meetings at that time was to proofread the articles which were, in their cut-out column form on separate pieces of paper, passed around to each member to examine and add an approving initial. Courtesy of a teacher on the Committee, a dictionary sat in the center of the table to be consulted as needed.

The newsletter content was kept to a strict formula: “From the Helm” by the Board President and the Board Actions were on the front page followed by the General

# SPOTLIGHT

Manager's Report, committee reports, club reports, other activities, the calendar and directory on subsequent pages—with no byline or credit to the author. In this process, an excessive amount of office staff time was taken up by typing and retyping these handwritten articles into acceptable condition for the printer and, as a result, regular office work was not getting done.

**21<sup>st</sup> Century Changes**—Obviously, something had to change. I found, quite accidentally at the printer's office, a person who did the layout for the Chamber of Commerce newsletter—just who we needed. She and I spent many hours together to arrive at a presentable layout. I sometimes went to her apartment where she sat at the computer doing the pages over and over until they were in usable condition.

Thanks to an ex-publisher on the NSCA Board, we upgraded the paper quality and, also at his suggestion, we had the printer collate and staple the pages. This was a great convenience but, of course, cost more. Our General Manager at the time encouraged advertisements to cover basic costs. Despite a few complaints, we did use some page space for advertisements, and that worked out well. Today, the ads support the newsletter's formatting and wider use of color.

Next, we engaged a new layout professional, **Mary McGavic**, a wonderfully creative and experienced designer whom I knew for her excellent work for the Dana Point Historical Society. She perfected the layout and contributed the graphics. I could send her articles and photos by email to put together in the well-done publication that you see today, as she is still on the job. It was by then 2007 and we were finally in the digital age!

To finish off the "new look" we redid the masthead with a different font, had the graceful dolphins and

wave-like line under them drawn by **Frank Turner**, the resident artist and sculptor who created the dolphin statue at our entrance.

**New Items Added**—Once our newsletter format was improved, the Communication Committee originated a number of changes to the content. We put items of interest on the front page (daringly moved Board Actions inside), added *Meet Your Neighbor*, restaurant reviews, travel, news of Dana Point, and a wellness column. Our committee members themselves began to contribute articles in addition to soliciting from and proofing those submitted by the various committees and clubs. We included bylines on articles and, in order to let the author's "voice" come through, corrected only the occasional misspelling, grammatical error, or awkward phrasing.

**Team Effort**—A great deal of the ongoing success of the newsletter can be attributed not only to the editors and committee members through the years, but also to the help of the excellent office staff. I had the great pleasure during my tenure to work with **Matt Northrop** who continues his major contributions to the wellbeing of the *Seashore News* and website as liaison to the Committee, Advertising Manager, and Website Administrator.

It is my pleasure to look back on the 50-year history of the *Seashore News* in Niguel Shores and to know I had a hand in bringing the publication into the 21st Century before passing the editorship to my very capable successor **Karl Kuhn**, and later to the current group under the editorship of **Sandy Homicz** and assistant editors **Michelle Ralph** and **Patti Staudenbaur** who continue to publish outstanding issues. Here's to another 50 years!

—Mary Crowl



## DANA POINT THIS MONTH

### FARMERS MARKET AND CRAFT VENDORS

Saturdays,  
April 1, 8, 15, 22, 29

9 a.m. to 1 p.m.  
La Plaza Park  
34111 La Plaza

### EASTER BUNNY AND EGG HUNTS

Saturday, April 8  
9 to 11 a.m.  
Pines Park, 34942 Camino Capistrano  
Sea Canyon Park, 33093 Santiago Drive  
DP Recreation (949) 248-3636

### BUILD MONARCH BUTTERFLY HABITATS

Saturday, April 22  
9 a.m. to Noon

Sea Terrace Park  
33501 Niguel Road  
Register at [jriyhani@danapoint.org](mailto:jriyhani@danapoint.org)



### FREE COMMUNITY SHREDDING DAY

Saturday, April 22  
9 a.m. to 2 p.m.  
Monarch Bay Plaza  
32920 Pacific Coast Highway  
See [mobileshred.net](http://mobileshred.net)

### PLAN DANA POINT

**Speak up!** Your opinions and suggestions can help determine the future look of Dana Point. The City is updating its General Plan with policies and programs to guide land use and development decisions for the next 20 years and more—making this an important blueprint for the City's future.

The City is seeking the community's ideas and has launched a user-friendly online questionnaire for gathering public input. Go to [www.plandanapoint.org](http://www.plandanapoint.org) to express your ideas on issues affecting the City's future.

What do you think about short term rentals, underground utility wires, density and high rise in residential areas, city-wide cultural and recreational offerings, homeless housing, etc. This is your chance to be heard and make a difference in the City's future.

You can also view a full description of Plan Dana Point by clicking "City of Dana Point News" on our Niguel Shores website at [niguelshores.org](http://niguelshores.org). Speak up!





# Pet Parade



## What's the Deal with Pet Health Insurance?

Insurance on pets has been around since 1982. Initially just a few companies offered pet insurance, but now there are many.

**How does pet insurance work?** In human medicine, for those who have insurance, we generally pay the copay amount and the insurance company pays the doctor the balance of the charges. In pet medicine, the client pays the veterinarian directly and then submits the bill to the insurance company. The pet insurance company then reimburses the client for those costs that are covered by the policy.

**Do I need pet insurance?** No one knows what is in store for their pet's health. Pet health insurance is designed to pay for illness and accidents, and under some policies also for preventative care. The cost of veterinary care continues to rise, so purchasing pet insurance may be more cost effective than it once was. Current policy rates for a dog may be \$20-\$70 per month and a cat \$11-\$30 per month.

**What is covered?** Each company offers different policy terms, so it is important to compare not only the premium rates, but also the policy provisions. Here are some important provisions to compare:

- **Coverage limits**—Most policies include dollar limits on coverage. These could be annual dollar limits, per condition limits, or lifetime limits. For example, if the coverage limit is \$5,000 per year and your pet has cancer then this limit might be reached in the first set of treatments for your pet!
- **Reimbursement rates**—Look for policies with high reimbursement percentages. Typically, companies reimburse somewhere between 60-100% of the bill.
- **Deductibles**—The deductible must be paid before you get any reimbursement from the company. As with human medicine, the higher the deductible, the lower the monthly payment. Some companies have an **annual deductible** after which they will pay for items within their coverage limits. Other companies may have **per condition deductibles** with separate amounts for different conditions. For example, cancer may have a separate deductible from other conditions.
- **Additional options**—These include anything the company offers that you may want to add to the policy. Some companies offer the option of paying an additional fee to cover wellness items like spay and neuter, vaccines, toenail trims, etc. For an added fee you might

be able to buy coverage for chiropractic, acupuncture and hydrotherapy.

- **Types of policies**—Some policies may cover costs incurred due to accidents and illnesses and some may cover accidents only. Rarely do they cover wellness services. Most only cover dogs and cats. Some cover exotics and horses.
- **Waiting periods**—The waiting period is the amount of time you must wait for reimbursement. Take note that there may be different waiting periods for different conditions. For example, orthopedic surgery may have a 6-month waiting period for reimbursement.
- **Discounts**—Companies may offer discounts for multiple pets, military, or employees.
- **Pre-existing condition exclusions**—Any condition your pet has prior to being insured may be excluded under the policies. Most companies do not cover any pre-existing conditions. A handful do cover pre-existing conditions so look for these.
- **Congenital or breed specific conditions**—Many policies exclude coverage for congenital conditions your pet is born with and for breed-specific conditions common in the type or breed of pet you own.
- **Enrollment age limitations**—This is the age beyond which the company will not let you enroll your pet. Some companies have a cut-off at 10 years of age.

**How do I know which company to use?** Fortunately, there are multiple websites available to help compare pet insurance companies. Your veterinarian may help you decide which pet insurance company is best for you, but often the veterinarian will ask you to choose for yourself. The key is to look for an unbiased site that is not owned or paid for by one of the pet insurance companies. You want an independent analysis if possible. Each of the items listed above should be compared. Some websites list several companies' coverages side by side, so it is easy to compare. You should also check reviews from unbiased clients who are not affiliated with the insurance companies.

**How do I sign up for pet health insurance?** Each pet insurance company has a website where you can sign in, get a quote, and purchase insurance for your pet.

**How do I submit a claim?** Some of the companies have an app for your phone and no forms. Other companies have claim forms that must be filled out online.

—Susan Davis, DVM





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# MARKET UPDATE

	ORANGE COUNTY	DANA POINT	NIGUEL SHORES	NIGUEL SHORES (one year ago)
Median List Price	\$949,980	\$1,652,500	\$2,818,397	\$2,821,882
Median Sales Price	\$937,000	\$1,602,500	\$2,470,000	\$2,908,529
Sales to List Price Ratio	99%	97%	87.6%	103%
Price per SqFt	\$570	\$818	\$1,295	\$1,330
Average Days on Market	31	14	50	29

*Here's how sales in Niguel Shores compare to one year ago:*



Buyer demand is still strong in Niguel Shores, while inventory is higher than a year ago the supply is still low.

*Thinking of selling? Give us a call to discuss your specific location.*



**Chris & Kathy Zoch**

**ZOCH**  
REAL ESTATE  
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*Niguel Shores Residents  
— and —  
Local Experts*

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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

**JUST LISTED** by **CONNIE**



**33551 CAPSTAN DRIVE**

**LISTED** by **CONNIE**



**23502 SEAWARD ISLE**

**JUST SOLD** by  
**CONNIE**



**23841 CASSANDRA BAY**

**JUST SOLD** by  
**CONNIE**



**33701 MARLINSPIKE DRIVE**

**JUST SOLD** by  
**CONNIE**



**33981 NAUTICUS ISLE**

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

**10** HOMES CURRENTLY FOR SALE  
PRICED FROM \$1,699,999 - \$7,800,000

**2** HOMES CURRENTLY IN ESCROW  
PRICED AT \$1,685,000-\$2,295,000

**7** HOMES SOLD IN 2023  
PRICED FROM \$1,475,000 - \$5,000,000

★ (PER MULTIPLE LISTING SERVICE AS OF 3/15/23) ★

**CONNIE MCKIBBAN** · 949.280.3078

NIGUEL SHORES SPECIALIST

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