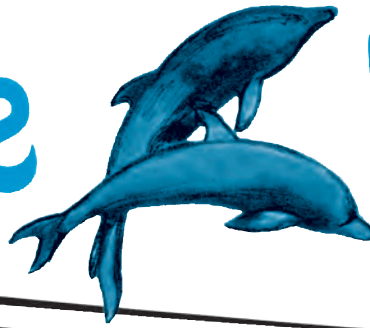


Seashore News



May 2023

Published Monthly by Niguel Shores Community Association

Issue 593

FROM THE HELM

It is so nice to be welcoming some spring weather after such a cool and wet winter. Our April **Meet the Candidates Forum** introducing candidates for **NSCA Board of Directors** turned out to be a great and informative evening that was very well attended. Residents were able to submit questions directly to our three residents running for the two open Board positions. After **John Barbee, Pat O'Brien** and **Mark Russell** had an opportunity to make an opening statement each rotated in order to field questions for a full hour. The main theme seemed to be how much everyone cares about and loves our community. You should have received your ballot in the mail. They can be returned by U.S. mail, in person at the locked drop box in the NSCA office, or at the annual meeting prior to 6:00 p.m. when the polls will close. They are due by May 16 when the election results will be announced at the community center.

The main topic during the **Open Forum** at our **April Board of Directors Meeting** was the fate of the Coral Tree in

the Community Park. Many residents spoke about the need for alternatives, additional arborist input, and the safety of residents given the health of the tree. The Board response was to order a third Arborist evaluation of the tree's health and determine if a Resistograph Test is warranted. A Resistograph is an instrument that detects decay and cavities in trees and timber. To address safety, fencing and signage has been installed around the tree canopy perimeter to protect residents in the event more branches fall off. This requires the closure of the sidewalks surrounding the tree so residents are asked to use alternative routes.

While we are on the subject of trees the Board is developing a **Master Tree Plan** which will include a Resident Round Table meeting and open forum discussion to ensure community input is part of the process.

Hopefully May will bring some nice warm weather and we can get out to enjoy all that Niguel Shores has to offer.

—Rhonda Dunlevie

MAY EVENTS

CINCO DE MAYO— TACO NIGHT

Friday, May 5, 5:30 to 7:30 p.m.
Niguel Shores Bluff

RECREATION AMENITIES UPDATE PRESENTATION

Saturday, May 6, 10 a.m.
Niguel Shores Clubhouse

NSCA ANNUAL MEETING AND ELECTION

Tuesday, May 16, 6 p.m.
Niguel Shores Clubhouse

MEMORIAL DAY BBQ

Sunday, May 28. 5 to 8 p.m.
Niguel Shores Bluff

Love, Honor and Remembrance



Sunday, May 14

Remember all the special
women in our lives.

Memorial Day

HONORING ALL WHO SERVED

Monday, May 29

Honor the heroes who died
serving our country.

LOOK INSIDE

Building a Village in Africa

PAGE 10



Women's Club Fabulous Fashion Show

PAGE 11



Story of Shores Garden Homes

PAGE 12



Meet Your Longtime Neighbors

PAGE 15



MARKET UPDATE: DANA POINT REAL ESTATE MARKET REMAINS STRONG!



SOLD - 27 MARBELLA! \$4,700,000!



SOLD - 32210 VIA ANGELICA! \$4,600,000!



SOLD - 24121 WINDWARD DR! \$2,285,000!



SOLD - 33932 FAEROE BAY! \$1,475,000!



SOLD - 33961 MANTA COURT! \$1,655,000!



SOLD - 23831 MARMARA BAY! \$2,051,500!



IN ESCROW - 33865 MANTA CT!



FOR SALE - 33471 SPINNAKER DR S!



KATHY SAMUEL
TOP 1% OF ALL CALIFORNIA REALTORS
949-444-1674
Kathy@KathySamuel.com
www.kathysamuel.com

**BUYING OR SELLING?
WORK WITH MY POWERFUL
NETWORK FOR TOP RESULTS!**

FIRSTTEAM REAL ESTATE **CHRISTIE'S** INTERNATIONAL REAL ESTATE

© 2023 First Team Real Estate*. All rights reserved. Agent has not verified information. It has been supplied by third parties; we cannot represent that it is accurate or complete and should not be relied on as such. This offering is subject to errors, omissions, changes, including price or withdrawal without notice. If your home is currently listed with another broker, this is not intended as a solicitation. DRE# 00832012

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

GENERAL MANAGER REPORT

Candidates Running for Niguel Shores Community Association Board:

The candidates that are currently running for the NSCA Board of Directors are **John Barbee, Pat O'Brien and Mark Russell**. Remember that your vote counts and it is important to complete and return your ballot.

For your convenience there are several ways in which the ballots can be submitted this year:

- Return via U.S. mail in the self-addressed, stamped, return envelope provided in the election material.
- Deliver to Accurate Voting Services, 18 Technology Drive, Suite 142, Irvine, CA 92618
- Deliver to the Management Office and place in the locked BALLOT box in the lobby
- Present in person at the Annual Meeting on Tuesday, May 16, prior to the polls closing

NSCA Annual Meeting/Election: To be held on **Tuesday, May 16**. Registration will begin at 5:00 p.m. in the Community Center Clubhouse, and the Annual Meeting/Election is scheduled to begin at 6:00 p.m. where the election results will be tabulated and announced.

Audit Mailing: As required by the Governing Documents and Civil Code, the membership mailing of the annual

audit was placed in the mail **Friday, April 28**. VanDerPol and Company, an independent CPA firm, audited the Association financials for the 2022 fiscal year and this report is provided to all members of the Association. Please take a few minutes to review this information. The Association is in good financial condition and the Board has adopted an excellent plan to fund the Reserves.

Bike Racks: If you haven't noticed there are several wonderful bike racks installed just before you go through the gate at the Community Center. Please leave your bikes and eBikes on these racks and do not take them into the patio, pool, pickleball or tennis areas. These are under camera surveillance 24/7 for some additional protection.

Happy Mother's Day: To all the beautiful mothers and mother figures in Niguel Shores, please have a wonderful day and celebrate yourself—you deserve it!

Holiday Closing: The office will be closed for Memorial Day on **May 29**. No construction will be allowed on that day.

—Marla Miller



APRIL 2023 BOARD MEETING: (GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited February 2023 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for March 8, 2023
 - March 2023 Expense and Transfer (Actual)
 - Landscape Committee Member Resignation
 - Landscape Committee Member Appointment
- View Preservation Committee Co-Chairperson 2023
 - Ratify Approval to Transfer \$100,000 from Comerica Money Market Operating to Pacific Western Operating Account
- Finance Committee Recommendation to Purchase \$150,000 CD through Comerica for 18 Months
 - Audit Report and Cover Correspondence
 - Harvest Proposal #106643 for Tree Removal Brisbane Bay

—Repairs to Shower

- Ice Machine Replacement Proposal
- Request for Reimbursement (partial reimbursement approved)

DISAPPROVED:

- Request for Reimbursement for Tow

TABLED:

- Harvest Proposal #104621 for Tree Removal Park Area
- Proposal for Audio Equipment Upgrade for Clubhouse
- Concrete Sidewalk Maintenance/Replacement

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, Delinquency Report, Cash Flow Analysis and Broker CD Rates (February)
- Recreational Amenity Update
 - Server Plan 2023
 - 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
ON THE **2nd WEDNESDAY, MAY 10, 2023**, BEGINNING AT 6:00 P.M.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

Many Projects—We have an abundance of planned and ongoing home construction in Niguel Shores. Currently, the Architecture Committee is awaiting City approval on 18 different projects and is receiving more construction applications every week. Virtually every home sale in our community results in some form of exterior modification. The overall appearance of Niguel Shores is steadily changing and improving. The proposed changes in the exterior appearance of homes varies widely, ranging from complete tear-downs to remodels or changes in symmetry.

Design Workshop—If you are contemplating a project that requires the services of an architect or other structural design professional, we suggest attending a design workshop with our NSCA Consulting Architect. Each of our nine neighborhoods was designed uniquely, with its own style, lot size, landscaping and regulations pertaining to easements, setbacks, roof heights and more! You can make the process much easier with a little front-end advice. Bring your preliminary plan in for suggestions and guidance on integrating your design elements in the best way possible. To schedule a Design Workshop, contact **Karen Decker** at the Administrative Office at (949) 493-0122. Karen will schedule a workshop and get you on your way.

—Mike Stively

COMMUNICATION COMMITTEE

New Residents—Welcome! The Communication Committee would like to say hello and provide some friendly tips on ways to enjoy this great community, so be sure to fill out the “New Resident” form in your Welcome Packet and let us know you are here.

Your Voice Matters—Do you have an idea that would benefit our Niguel Shores community? There are several ways for you to reach out and be heard right here in our community where your ideas can have an impact, rather than posting them on random internet sites that have no direct relationship with Niguel Shores. One way to be heard is by attending and participating in the monthly Open Session or quarterly Resident Roundtable of our NSCA Board. Another way is by submitting your thoughts on forms provided on our Niguel Shores website at niguelshores.org or in the Management Office.



Spotted on Windjammer: A special mailbox just for the *Seashore News!*

You can also use the “Post a Web Comment” tab on the website to share ideas directly with others in this community. These comments remain on the website for two weeks and will be seen by those who actually live or own here—the ones you really want to reach. Start here where you can do some good, stay positive, and know that your voice matters.

—Sandy Homicz

LANDSCAPE COMMITTEE

Weeds, Weeds Everywhere—After all this rain it is no surprise the hillsides throughout California are green, but in our little slice of paradise it’s not the green we are hoping for. Managing weeds has been an ongoing project for **Harvest Landscape**. In fact they were in the third year of a three-year plan to reduce weeds utilizing a Pre-emergent treatment to reduce the weed population in our landscaping.

Non-Harmful Weed Deterrent—Pre-emergent is a non-harmful chemical application that is not a spray but a granular form mixed with fertilizer and is applied throughout our many acres of plantings. It works by creating a barrier of vapor that destroys weeds before they germinate. The first two years were very successful in controlling weeds. Unfortunately, heavy rains this year washed away the pre-emergent, making it ineffective in controlling the weed population that combined with all the additional water made the weed problem even worse. Please be patient because Harvest will continue the fight and will start the process again next year. Hopefully we will have a more normal rainy season with beautiful plants and flowers, but not so many weeds.

—Geoff Dunlevie

RECREATION COMMITTEE

Let’s kick off the summer with some fun events to enjoy with friends and neighbors.

May Events:

Cinco de Mayo—Friday, May 5, 5:30 p.m. to 7:30 p.m. Celebrate Cinco de Mayo at the Beach Bluff with food and music. Tickets are \$15 each and limited to the first 200 sold. The meal comes with three tacos (either chicken, carnitas, or carne asada), rice and beans. Purchase a rectangle table for \$100 or an octagon table for \$80, which includes food. These are limited to 12 rectangle or 4 octagon tables.

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 down at the Beach Bluff.

COMMITTEE REPORTS

Upcoming Summer Events:

Ice Cream at the Bluff—Friday, June 2, 3:00 to 5:00 p.m. Here's the scoop. Come enjoy some tasty ice cream at the Beach Bluff with your neighbors and friends. Just like in past years you can purchase any ice cream from the truck directly.

In N Out Night—Saturday, June 17, 6:00 to 8:00 p.m.

Ice Cream at the Bluff—Friday, July 7, 3:00 to 5:00 p.m.

July 4th Celebration—Tuesday – All Day

Food Truck Night—Saturday, July 22, 5:00 to 8:00 p.m.

Ice Cream at the Bluff—Friday, August 4, 3:00 to 5:00 p.m.

Band by the Sea—Saturday, August 19, 4:30 to 7:30 p.m.

Ice Cream at the Bluff—Friday, September 1, 3:00 to 5:00 p.m.

Labor Day BBQ—Sunday, September 3, 5:00 to 8:00 p.m.

—The Recreation Committee

RECREATION AMENITIES COMMITTEE

Special Announcement—Please mark your calendars for **Saturday, May 6 at 10 a.m.** in the **Community Center Clubhouse**. The Recreation Amenities Team will be updating the community on the proposed construction schedule, budget and any changes required by the city. We look forward to sharing our progress!

Bids Sent Out—Construction bids were sent to four contractors in early April. The goal is to have selected a contractor by the May meeting. Once selected, we'll have more knowledge about moving forward to share with the community.

Many Thanks!—A big thank you to Niguel Shores homeowners – 99% of the assessment fees have been paid in full. We appreciate your timeliness!

As always, if you have questions related to this project, please email NSAmenities@gmail.com. Happy May!

—Debi Berk



CUISINE CORNER

Young's Beach Shack

Quick tip: If you are out for a morning walk or want to watch the waves at lunch or have a drink at happy hour, go down to **Salt Creek** and stop at **Young's Beach Shack**. The spirit of the original Young's that was there from the 1940s to 60s is back, thanks to staff from The Ranch in Laguna Beach. Young's is open 7 a.m. to sunset every day. See their sample menus and more information at youngsbachshack.com.



IN MEMORIAM

*Mourad L.
Ghobrial*

April 8, 1929 –
April 12, 2023



Born in Egypt, Mourad earned a BS in Chemistry at Cairo University and worked at El Nasr Company until he immigrated to the US in 1969. As an Environmental Scientist, he managed domestic and international water treatment plants in the US, Egypt, Philippines, Colombia, and Tunisia. He retired in 1994 and settled in Dana Point. Mourad and his wife Ardis have been longtime residents in Niguel Shores on Halyard Drive. Our sympathies go out to Ardis and the family.

CLUBS

WOMEN'S CLUB

Big congratulations to Fashion Show Chair **Marnie Olia** and her committee members **Cathy Burgner, Sara Cowdry, Gigi McDonnell, Elle Midkiff, Robin Neuvirth** and **Carey Smith** for their outstanding efforts to make this year's Women's Club Fashion Show such a huge success. A high element of anticipation filled the clubhouse as the audience awaited the REVEAL of the Fashion Show clothing brand. Marnie and her committee took the show to a new level never attempted before by featuring an amazing collection of fashions from Amazon Online—to everyone's surprise and enjoyment!



Fashion Show Chair Marnie Olia



Fashion Show Committee members at refreshment table.

Champagne and sparkling cider greeted the sell-out crowd upon arrival, and they had the opportunity to purchase raffle tickets for nine great raffle prizes including Amazon gift cards, cashmere scarfs, a large beach tote, a stylish clutch purse and a perfect SPF sun hat to sport during our hot summer months.

Guests were delighted with the beautifully decorated tables and centerpieces created by **Suzanne Enis**, emulating a "Paris Fashion Week" vibe. Box lunches from **The Cheese Block** in Costa Mesa included a choice of sandwich, a farm-house salad, berries, honey and chocolate.

Our lovely club member models **Diane Cahill, Jeannie Campanaro, Janet Dohner, Tracy Gino, Petra Lemelin, Debbie Schreiber, Julie Skillman,** and **Patti Staudenbauer** modeled sixteen total outfits representing the categories of Active Wear, Casual Wear, Spring Dresses and Formal Wear. The models strutted their stuff down an elevated catwalk

Women's Club Outside Activity

EVENT: Join us for lunch at the New Maison Cafe!

DATE & TIME: THURSDAY, MAY 18 AT 11:45

SPECIAL INFORMATION: New address is 24501 Del Prado Avenue, Dana Point.

RSVP Carla Perin at (949) 689-8831 by Monday, May 16.



stage that allowed all sections of the room to see the fashions up front! The Fashion Show committee members also walked down the catwalk, giving a total of twenty-three outfits plus accessories in the show.

The audience hailed the wildly successful show with a standing ovation at the end, and the day was definitely enjoyed by all! This is a "must attend" each year so please mark your calendars to be a part of this event in 2024!

Our luncheon meeting this month will be on **Thursday, May 11 at Noon**, when our guest **Rich Erkeneff** from **South Coast Water District** will tell us more about our water resources, plans for the **Desalinization Plant** in Dana Point, and future water projects. Erkeneff also is part of the **Surfrider Foundation South Orange County Chapter** and has devoted thousands of hours promoting responsible water management, educating the public on water quality and conservation issues, and organizing hundreds of clean-ups at our local beaches.

Membership dues of \$25 will be collected at the meetings in May and June. For more information on membership, please contact Judi Palladino at twopalls@yahoo.com or Kathy Zoch at kathyzoch@ochomes.org.

—Cathy Burgner

MEN'S CLUB

April Recap—On April 4 at the usual 0800h starting time, the Men's Club assembled for a fine hot breakfast. After chatting with neighbors and catching up on the latest scuttlebutt, (as they say in the Navy), the assembled members pledged allegiance to Old Glory. We then turned our attention for the rest of the hour to our guest speaker for the day, local travel guru, cruise planner, and destination consultant, **Caroline Swift**. "Travel Is Back and the World is Wide Open! Where To Next?" was her headline.

There is not much about the world of travel that Caroline cannot speak about authoritatively, but this day Caroline focused her remarks on three specific travel topics: River Cruising, Independent Italy, and Travel Insurance. Caroline supported the presentation with photo slides and spiced it with anecdotes about actual travel perils and pleasures. She held the group's attention and stayed busy answering many questions from the apparently travel-ready assembly. Here's a relevant factoid: Repatriating an illness-struck traveler from abroad to the U.S. for medical attention can cost upwards of \$500,000. Does that catch your attention? Talk to Caroline about the right travel



5th District OC Supervisor Katrina Foley speaks at Men's Club



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.

Graduate Information Forms are available in the Office. By May 15, please send their names, a photo, future plans, and any other activities you may wish to share to: seashorenews@hotmail.com

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

insurance coverage before your next overseas adventure. You can reach her at sweetcarolinetraavel.com or (949) 363-0430.

For the April 18 meeting we welcomed **Orange County Supervisor, Katrina Foley**. Supervisor Foley has been busy lately organizing a response to the weather-related landslides in San Clemente, the threat to rail lines in the area, and the homeless problem.

May Meetings—It seems to be the season for political dialogue. Our guest speaker for **May 2** is **Congressman Mike Levin** filling us in on all that affects our area. That should be interesting. Our speaker for May 16 has not yet been announced. But don't let that deter you. History tells us our speaker will be somebody interesting and relevant to our lives here in paradise.

Join Us for Breakfast—The Men's Club is about supporting our community, getting to know our neighbors, and staying tuned in to the events and activities in the larger Niguel Shores/Dana Point/Orange County community. So, if you are not yet a member, come join us for a complimentary breakfast at 0800h on the first and/or third Tuesday of the month. We'd like to meet you, and we think you will like what you see.

—Tim Moore

GARDEN CLUB

Meetings—There will be no Garden Club meeting in May. We do have our end-of-year **Garden Club Barbecue and Luncheon** to look forward to down at the Bluff on **Monday, June 19, at 11:00 a.m.** Email reminders will be

sent out to members. Please remember to sign up, and to bring an appetizer, salad, or dessert.

2023 Plant Sale—Our highly successful **Plant Sale** took place in March. We extend grateful thanks to our generous donors, and to our Garden Club members who worked tirelessly before and during the event. **Dana Point Nursery, Harvest Landscape, Plant Depot, Seaside Growers Nursery, and Garden Club members** donated a selection of plants and flowers that were beautiful to behold.



White Sage

This sale is our major fund raising project. Some of the proceeds go toward the **Garden Club District Scholarship** for horticultural students at Saddleback College. We also contribute to **Vera's Garden** in Orange County, which helps heal abused women. And we give funds to the **Penny Pines Project**, which helps replant and recover burned areas of our National Forests.

Help Conserve Our Native Flora—*Flora*, a publication of the California Native Plant Society (CNPS), dedicated their entire Spring 2022 magazine to **white sage** (*Salvia apiana*). The white sage plant is culturally important to local Native American tribes: they use it for sacred ceremonies, blessings, special occasions, as medicine, and as food. Most importantly: white sage is used for burning and smoke ceremonies. This practice has now become widely popular in California, and is considered a form of cultural appropriation.

White sage's sudden unexpected popularity now threatens the very existence of this important species in our native chaparral. The CNPS Orange County chapter warns that wild white sage—a water-wise California native vital for pollinators—is being unlawfully poached from the state's wildlands, often on a large scale. It's then dried, bundled, and sold at local stores. Unfortunately, there's no way to tell the difference between commercially-grown and illegally-harvested white sage, as these bundles don't always state their origin.

To help protect white sage, CNPS has launched their 'Sage in Every Garden' campaign, hoping to raise awareness of the impact that poaching of wild white sage has on our native landscape. In January the group gave away 192 white sage plants at two events in Orange County to discourage illegal harvesting and encourage locals to grow more native plants.

Sage advice—We are born with responsibilities and obligations to protect the land, and to respect and celebrate our California native flora.

—Ann Strauss

"In joy or sadness, flowers are our constant friends."

—Okakura Kakuzo

ACTIVITIES

BRIDGE

I thought California was a water-deficit state, but between February and April that was not the case. Rain, rain, rain. The nice thing is our water table is up and our bill is down, yet for several of our sports-minded players the rain interfered with their golf, tennis, and pickleball. Bridge players, on the other hand, play in dry, comfortable surroundings as do our chess players too. Something to think about on a rainy day!

Our recent winners:

- 3/22 Elizabeth Miller got the ball rolling with first place, while Bill Imbriale secured second and Jim Pinola nailed third.
- 3/29 Freyd Rad claimed first, while Frank Feher rounded second and Cherry Ramee attained third.
- 4/5 Cherry Ramee didn't like third the week before so she held out for first, closely followed by Frank Feher at second and Freyd Rad at third.
- 4/12 Bob Ruben decided to try out first place, and since Cherry Ramee hadn't tried second she took over that new position, allowing Frank Feher to try third for the first time. (Notice that Cherry and Frank were in place for the last three weeks. Good job!)

Niguel Shores has a wealth of Bridge players and our group is always looking for a few more. We recently changed our starting time to 10:30 each Wednesday and our play is over by 2 p.m. If you are interested, please contact **Bob** or **Betty French** at (949) 312-2556 home, or (650) 388-0820.

—Mike Oliva

CALLING ALL QUILTERS, CROSS-STITCHERS, EMBROIDERERS, SEWING ENTHUSIASTS, AND ANYONE WHO ENJOYS THE NEEDLECRAFT ARTS!

We would like to know about your sewing or needlecraft work, past or present. We hope you will share your interest with us, along with some photos for our *Seashore News* readers.

Send us an email at seashorenews@outlook.com and we will be in touch to learn more about your craft.

Anyone remember using sewing patterns like like this from the Simplicity catalog?



PAGE TURNERS

The book club has been reading “older” novels so far this year, but this month we turn to the 2021 publication, *The Queen of Paris: A Novel of Coco Chanel* by Pamela Binnings Ewen. Called “top-notch historical fiction” by *Publisher’s Weekly*, the book describes the life of Coco Chanel during the four years of Nazi occupation of Paris.



“While Chanel struggles to keep her livelihood intact, Paris sinks under the iron fist of German rule. Chanel—a woman made of sparkling granite—will do anything to survive. She will even agree to collaborate with the Nazis in order to protect her darkest secrets. When she is covertly recruited by Germany to spy for the Reich, she becomes Agent F-7124, code name: Westminster. But why? And to what lengths will she go to keep her stormy past from haunting her future?”

Page Turners book club welcomes new members so please free to visit one of the three groups that all read 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. All groups meet at the clubhouse. For further information, please contact **Steve** and **Ann Morris** at samwrsi@cox.net or myself at fozimec@cox.net.

—Frances Ozimec

LIBRARY

The Dana Point Library offers programs in May for all ages and interests. Call the Service Desk for information at (949) 496-5517 or see ocpl.danapoint@occr.ocgov.com.

Children—Weekly Programs

Mondays at 2:30, Builders Club

Tuesdays at 10:30, Toddler Storytime

Wednesdays at 10:30, Kindergarten Readiness Storytime

Children—Once-a-Month Programs

5/4 at 3:00, May the 4th Be With You

5/10 at 2:30, Reading in Spanish with Carmen

Adults—Weekly Programs

Mondays at 10:30, Coloring Club

Adults—Once-a-Month Programs

5/5 at 10:00, Jigsaw Puzzlers

5/11 at 10:30, Gentle Reads Book Group

5/20 at 10:00, Crochet for Beginners

5/22 at 10:30, Seaside Book Group

5/27 at 10:00, Learn to Cross Stitch

—Dan De Neve, Librarian



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

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

General Editor:	Tim Moore (<i>Men's Club</i>)
Sandy Homicz	Tim Murphy (<i>Traffic and Safety</i>)
Assistant Editors:	Matt Northrop (<i>Website/Advertising</i>)
Michelle Ralph (<i>Committees/News</i>)	Mike Oliva (<i>Bridge</i>)
Patti Staudenbaur (<i>Clubs/Activities/News</i>)	Frances Ozimec (<i>Page Turners</i>)
	Carla Perin (<i>Women's Outside Activity</i>)
Contributors This Issue:	Michelle Ralph (<i>News/Photos</i>)
Don Baer (<i>Tennis</i>)	Carey Smith (<i>Photos</i>)
Debi Berk (<i>Rec Amenities</i>)	Sharon Stewart (<i>Wellness</i>)
Cathy Burgner (<i>Women's Club</i>)	Mike Stively (<i>Architecture</i>)
Susan Courtney (<i>News/Photos</i>)	Ann Strauss (<i>Garden Club</i>)
Geoff Dunlevie (<i>Maintenance</i>)	Meg Wilson (<i>News/Photos</i>)
Rhonda Dunlevie (<i>Helm</i>)	Laurel Yocca (<i>Photos</i>)
Mary Ellen Hofmann (<i>News/Distribution</i>)	Layout:
Chris Horpel (<i>Pickleball</i>)	Mary McGavic
Blayne Miller (<i>Recreation</i>)	Printing:
Marla Miller (<i>GM Report</i>)	Dana Point Minuteman Press



DANA POINT THIS MONTH

DANA POINT FILM FESTIVAL

Ocean-themed documentaries shown at locations throughout Dana Point **May 4 through 7**
Tickets and information: <https://danapointfilmfestival.org/>

BULKY ITEM CLEAN UP AND SHREDDING

Saturday, May 20 7:30 a.m. to 4 p.m.
Palisades Elementary and Dana Hills High
danapoint.org

FARMERS MARKET AND CRAFT VENDORS

Saturdays, May 6, 13, 20, 27 9 a.m. to 1 p.m.
La Plaza Park
34111 La Plaza at PCH

BUILD A MONARCH BUTTERFLY HABITAT

Saturday, May 6 9 a.m. to Noon
Sea Canyon Park and **Saturday, May 27 9 a.m. to Noon**
Creekside Park
Register at jriyhani@danapoint.org



HELP TO PLAN THE FUTURE OF DANA POINT



The City of Dana Point is looking toward a long range plan for the next 20 years. They are seeking the community's ideas and have launched a user-friendly online questionnaire for gathering public input. Go to plandanapoint.org to express your ideas on issues affecting the City's future. What do you think about short term rentals, undergrounding 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.
plandanapoint.org

MICHAEL H. MASILOTTI

ARCHITECTS

9 4 9 4 9 7 3 5 2 0

We care for you like family.

When you and your loved ones need **the best in-home care**, trust your family to ours: **Canaan Home Care**. Serving Los Angeles, Orange, San Diego, and Riverside Counties.

- Personal Care • Homemaking • Companionship

Canaan Home Care

949-234-0085 x1
www.canaanhomecare.com

DSS # 304700021 & 374700014

Serving Niguel Shores Since 1996

YOUNG BUILDERS

GENERAL CONTRACTING
LIC. #B512687

P.O. Box 38
San Clemente, CA 92674

Bruce Young
(949) 492-1409

CARPETS & DRAPES
Since 1984

27128 Paseo Espada, Ste. 1501 San Juan Capistrano, CA 92675
lanternbaycarpets.com

CARPET WOOD FLOORING VINYL
AREA RUGS DRAPERIES
CA Lic. 787662

GENE DeCOLLIBUS
gene@Lanternbaycarpets.com

Business (949) 240-1545
Fax (949) 240-1167

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

ACCOLADES

Compliments to our neighbors **Cathy and Dan Burgner** for their exceptional work bringing water, medical healthcare, and schooling to remote villages in the East African country of Uganda.

Ten years ago, Cathy and Dan began a fund they called Uganda 3:16 to build a water well in an undeveloped area where families needed to travel miles each day to access clean water. Thanks to the Burgners' generous personal donations and the additional support they received for their fund, not only was the water well completed, but a church, a medical clinic, a rain harvesting tank, and a school that educates 350 students was created. In the last couple of years, the Ugandan govern-



ment has recognized the significance and success of the school and has now provided electricity and water.

The Burgners new goal is to build a permanent kitchen and dining hall/auditorium for the Good Samaritan Junior School that serves daily meals to over 350 students (often, the meals served here are the only food most of these children will eat in a day).

To get this project underway, the Burgners' have already contributed more than half the needed funds for the kitchen/dining facility, and have teamed with Julie's Cry to manage further tax deductible donations with 100% of all monies going to the cause. A donation can be made through their website at juliesheartcry.org/monthly-giving and simply select the "Good Samaritan Junior School" when you are asked to "Select a Project."

The Burgners make repeated visits to Uganda and say they are uplifted each time by the transformation their

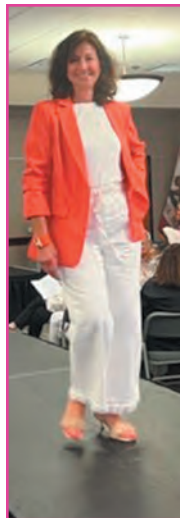
contributions have made in the lives of the villagers. They have developed deep friendships among the people, often hosting BBT church leader **Alex Mitala** and helping with his "big vision" that brings needed medicines to rural areas, a school/orphanage in Kampala, trade schools, churches, needed help to the people of the slums of Kampala, teaching jobs for grads of Good Samaritan Schools, and farms to feed the poor.

Cathy and Dan's work in Uganda has now become a project close to the whole family's heart. Dan and their daughter **Brooke** are going to **Lut Kikooba** in Uganda this summer to visit the facilities and follow the progress being made. Accolades to Cathy and Dan Burgner and family for their charitable work bringing a better quality of life to the underserved and those in need.

WOMEN'S CLUB FASHION SHOW



Oooh la la! Amid tables of pink and black feathers and pearls, Women's Club models **DIANE CAHILL, JEANNIE CAMPANARO, JANET DOHNER, TRACY GINO, PETRA LEMELIN, DEBBIE SCHEIBER, JULIE SKILLMAN, AND PATTI STAUDENBAUR** showed off a flurry of outfits from Amazon.com. Fashion Show Coordinator **MARNIE OLIA** and her team members **CATHY BURGNER, SARA COWDRY, GIGI McDONNELL, Elle Midkiff, ROBIN NEUVIRTH, AND CAREY SMITH** created a fun-filled day that was a huge success!



Editor's Note: This is the second in our series of articles on the history of the different home developments within Niguel Shores. In February, we reported on Broadmoor, the first homes built in our community. This month we cover the next ones built, the Shores Garden Homes.

SHORES GARDEN HOMES

Once the 67 Broadmoor homes were completed and occupied, builders turned their attention to undeveloped land south of our Community Center and crossing Pacific Coast Highway. In 1971, with the lots laid out, building began for 144 **Shores Garden Homes**.

All Shores Garden Homes were designed by Jones & Horn of La Jolla, focusing on residences built around median islands and small parks.

Sales brochures described the Garden Homes as a "dramatic combination of slump stone, rough sawn wood and shingle." The homes were set along a "zero lot line" against one edge of the property. This placement was "engineered for privacy" that could provide useable side, back, and front yards. Some homes offered private courtyards, while others had a large gated atrium adjacent to the living area and master bedroom suite. As a current owner noted, "Our outdoor patio is another useable room letting in a ton of light."

Phase One

The first building phase consisted of homes south of PCH on **Verrazanno, Tampico** and **Sidney Bays** off **Ports of Call Road**, with residents moving in during the summer of 1971. Then followed additional homes on **Montego, Brisbane, Perth, Hobart, and Salvador Bays**. The model home street was **Montego Bay**. These one- and two-story homes were built around cul-de-sacs and single loaded streets. Stately lanterns on tall stone columns welcomed buyers to attractive single-story and two-story designs ranging from smaller single-story homes of two to three bedrooms/two baths, to a larger one-story home built around an atrium. Of the two-story plans offered, one had two bedrooms and a bath upstairs and the master suite downstairs; another had an upstairs devoted to a master suite with bath as the only room on the second floor; and the largest model featured four bedrooms and two baths. Home prices (in June, 1972) ranged from \$43,900 to \$51,900. Community Association monthly dues were \$33.50.



Two-story plan with original column and lantern

Phase Two

The second building phase began in May of 1972 north of PCH with the homes off **Atlantic Drive**. In November of 1972, construction began on the north side of PCH for the remaining Garden Homes off **Atlantic Avenue**. (Note the distinction between "Atlantic Drive" as the through-street and "Atlantic Avenue" as the U-shaped street.) The model homes were on **Kara Bay**. All these homes were single storied, built around cul-de-sac bays. **Bluehill, Timor** and **Colima Bays** plus **Atlantic Avenue** homes lay to the right of Niguel Shores Drive backing up to Niguel Road. Large stately pine trees border these street entrances, giving this area a remarkable Carmel-like appearance.



Torii gate at entrance to Colima Bay (photo courtesy of Joan Beyer)

The larger part of this development encompassed ten separate bays to the left of Niguel Shores Drive, each featuring a cul-de-sac at the end of the street. The end bays of **Tasman** and **Coral Bay** are by the Selva Gate, sometimes known as "the back door to Niguel Shores." This phase offered five plans including a two bedroom and den/two bath from \$54,400 to \$56,000; a three bedroom/two bath of different layouts ranging from \$54,450 to \$59,800; and two plans of three (or four bedrooms)/two baths with prices set at \$58,800 to \$62,700. A year later, the community association monthly dues were \$42.50.

All the homes came with wall-to-wall shag carpeting, GE range, oven, dishwasher and waste disposal, plus rear and side yard slump stone fencing to provide privacy. These unique residences provided sky and garden views with a flat roof back of the home so that no home would look at

a blank wall. The inside ceilings in these homes are set at seven feet, and exterior roofs cannot be raised, thus maintaining the builder's design of light, air flow, and open sight corridors. Some Garden Homes have ocean views, and others do not. However, they all offer friendly neighborhoods where each home has a distinct look, with enclosed patios and individual gardens.

One happy homeowner commented that having courtyards and the front and back yard areas "makes the small cottage feel much larger, expanding the living space." Owners point with pride to the private, quiet, bay streets that welcome children on bikes and dog walkers. They like being close to the Community Center amenities and a short walk to the Bluff. Another Garden Home owner has lived in Niguel Shores for 37 years, recalling when Niguel Road stopped at Stonehill such that the then-quiet street led only to either the library or NS homes.

Indeed, Niguel Shores, at that time, was a prized area that both Laguna Niguel and the newly incorporated City of Dana Point (1989) wanted to claim as part of their growing city. Dana Point won the vote.

Our Bridge

Unique to Niguel Shores, and to the state of California, is the only privately-owned bridge across a major public



Niguel Shores Bridge



New concrete and stucco entry column and lantern at entrance to Taranto Bay

highway. At the time the **Niguel Shores Bridge** was built, Pacific Coast Highway was a two-lane highway. Niguel Shores owns and maintains the bridge; Cal Trans inspects the bridge annually and provides the report to the city of Dana Point.

Changes to the Originals

At one time, replicas of Japanese torii gates marked the entrances to our bay streets. In 2000, these were replaced with the concrete, stucco-coated columns and lamps that you see now.

If the original builders toured Niguel Shores today, they would not recognize the Garden Homes with all the changes owners have made to create their own one-of-a-kind exteriors and interiors. These are tract homes that do not look like tract homes!

—Susan Courtney

GARDEN HOME STREET NAMES

Amundsen: Norwegian explorer of the polar regions.

Atlantic: Body of salt water covering 1/5 of Earth's surface, meaning in Greek "the sea of Atlas."

Bluehill: Bay in Maine, known for crab, lobster, whitefish and salmon

Bothnia: Bay of the Gulf of Bothnia, an inlet of the Baltic Sea between Sweden and Finland.

Brisbane: City on the Pacific Coast of Australia, capital of Queensland, named for Sir Thomas Brisbane (b. 1773) former governor of New South Wales in Australia.

Cassandra: Princess with the gift of prophecy, daughter of King Priam of Troy.

Colima: Town in Mexico south of Guadalajara.

Coral: Stony exoskeleton secreted by invertebrate marine organisms.

Danzig: Name of a gulf near Gdansk, Poland.

Hobart: Capital city of Tasmania, off the south coast of the Australian continent.

Ionian: Sea between Greece and the southern tip of Italy.

Kara: Name of Latin, Irish, Scandinavian origin meaning "wild and stormy one."

Marmara: Region in northwest Turkey, meaning in Greek "sparkling, shining."

Montego: Port on the northern coast of Jamaica.

Perth: Capital of Western Australia.

Salvador: Port on the Atlantic coast of Brazil (or El Salvador, a country in Central America).

Sidney: Possibly a reference to Sir Philip Sidney (b. 1554), or an alternate spelling of Sydney, capital of Australia).

Tampico: City and seaport in Mexico on the Gulf.

Taranto: City in Italy overlooking the Ionian Sea.

Tasman: Sea in the South Pacific Ocean between Australia and New Zealand.

Timor: Island in the Timor Sea in the Malay Archipelago.

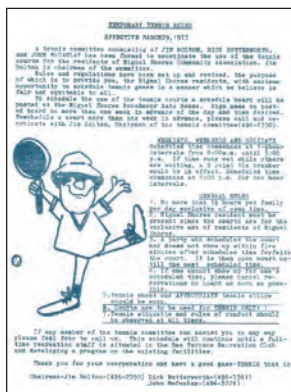
Verrazanno: Italian explorer of North America (b. 1485).

TENNIS

Many Niguel Shores residents have enjoyed a lifelong affair with tennis. I started playing in 1972, after taking a job in Dallas at the beginning of the USA's growing interest in the world of tennis. About that same time, Niguel Shores was opening the first tennis courts in our Community Center. In the beginning, our tennis facility was known as the Sea Terrace Tennis Club, utilizing four courts with one of the courts for walk-on play.

I have taken some information from the April 1973 *Seashore News* first edition and would encourage all Shores tennis players to read that article, found on the Niguel Shores website under "Seashore News Archive 1973 to Present." I remind you this was written when we had the newsletter printed by Smith Corona typewriter and only artist cartoon renderings for the different groups and clubs, no photos.

According to that article, courts could be reserved a week in advance by writing your name on a chalkboard near the Broadmoor Homes entrance on the street above



PICKLEBALL

Free Pickleball Lesson—For those of you in Niguel Shores who have been thinking about trying the country's fastest growing sport, but are unsure how to get involved or started, here's your opportunity. On **Monday, May 15**, Niguel Shores' player and coach **Bob Hochstadter**, President USTA Southern California, will give a **Free Introductory Lesson from 2 to 3 p.m. at the courts.**

Bob will go over all the basic strokes and scoring. Just bring your court shoes and paddles (he has a few extras for those who don't have one). He is limiting this lesson to the first eight people who sign up, so move quickly and email Bob at cnctennis@hotmail.com. You can also reach him at (949) 466-7936.

Happy Hour—This is a reminder that we will have our **Pickleball Happy Hour on Wednesday, May 17 between 4:30 and 7 p.m. at the Clubhouse.** The weather forecast looks good! Bring your own beverage and an appetizer to share. Play drop-in Pickleball before (4 to 7 p.m.) or just come by to socialize.



the tennis courts. Courts were scheduled on a 1 ½ hour basis from 8 a.m. to 5 p.m. and then for 1 hour after 5 p.m.—and no more than 1 ½ hours per day per family. A committee composed of three residents coordinated the use of the tennis courts "in a fair and equitable manner."

"Hoisting The Nets" was the original news for the Sea Terrace Tennis Club. The person cited in this article was Doris Stevens, the first Tennis Pro for the Sea Terrace Tennis Club. I believe Mrs. Stevens is still a resident of the Shores. I have played tennis and pickleball with her son, Jim.

We are very lucky to have a tennis facility on our grounds for over 50 years, and it is as busy now as it was back then. As in life, the more things change, the more they stay the same. I encourage all tennis players to read the past articles of the tennis news on the Niguel Shores website. They show how life was at The Sea Terrace Tennis Club.

I hope to see each of you as the "rainy" season ends. Remember, keep your racquets moving and live life "Happy, Wild and Free."

—Don Baer

Change to Saturday Play—For the last several months we tried dividing our courts into two recreational and two competitive courts each Saturday from 10 to 11 a.m. However, Saturdays have become so crowded that this system has broken down and become too confusing. So, Saturdays will be the same as all other drop-in times with all skill levels on all four courts.

Sunday Hours Important Note—The NSCA Office wants to emphasize that Pickleball hours on **Sunday are 11 a.m. to 3 p.m.** The Pickleball gate is not locked at 3 p.m. so that Tennis players have access to the far tennis court. Pickleball ends early on Sunday to give the residents within earshot a break from the noise. Please pay attention to these hours so we can keep our Sunday Pickleball timeslot.

T-Shirts—Our Pickleball Steering Committee is designing Niguel Shores Pickleball T-Shirts that will be available for purchase. Stay tuned! Stay happy! Play Pickleball!

—Chris Horpel

MEET YOUR NEIGHBORS

Denise and **Michael Gass**, your neighbors on Hobart Bay, have devoted their careers to helping others. **Michael**, for fifty-six years, and **Denise**, for thirty-nine years, have reached out using their education and training to help those in need by offering therapy, counseling, emotional support, and guidance through all stages of life. If you have not met this friendly, outgoing couple yet, here's your chance.

Longtime residents since 1986, Denise and Michael enjoy every aspect of living in Niguel Shores. Michael is a member of the Men's Club and likes the friendly conversations at their breakfasts on his favorite topics—sports, current events, and politics. With a love of the outdoors, Denise enjoys walk-

ing local trails by the golf course and beach, hiking scenic spots like the Grand Canyon and Yosemite's Half Dome, and swimming here in our community pool. Michael played basketball and ran cross country in earlier years, but now sticks to walking and cycling on his stationary bike for exercise. They are both avid Angel and Laker fans, and Michael also follows sports at Michigan State, his Alma Mater.

After completing a BS in psychology at Michigan State, **Michael** went on to earn a Ph.D. at U.S. International University. Originally from the Bronx and Queens in New York, he was drawn to California when Michigan State played in the 1966 Rose Bowl under sunny skies while winter gripped the East. He arrived here in 1967 to begin a job in San Bernardino counseling patients from the state hospital, and then went into private mental health practice.

Denise comes from Ohio, where she received a BS in Education from Ohio University and a Master's in Counseling from University of Dayton. She worked for fifteen years as a special education teacher and, since 1984, has also been a licensed marriage and family therapist offering individual, family, and group therapy for children, adolescents, and adults.

Michael's work in the field of psychology is extensive. He is a licensed psychologist, clinical social worker, marriage and family therapist, and practitioner in psychodrama. He has years of experience in the mental health and chemical dependency fields, in addition to providing services in leadership management, executive coaching, sports psychology, and crisis intervention. He has hosted his own cable television and talk radio psychology programs, guested on television and radio shows, and been quoted in the print media.



Michael and Denise Gass

Dr. Gass developed the idea of "rebuilding therapy" to assist persons to rebuild from past mistreatment, dysfunction, and/or trauma. He is the Clinical Director of the Rebuilding Therapy Center in Mission Viejo, which provides individual psychotherapy, marital and family counseling, group therapy, and 24/7 emergency and crisis intervention services to all ages. His textbook for professionals in the field, *Rebuilding Therapy, Overcoming the Past for a More Effective Future*, is available on Amazon.

Denise and Michael are active at St. Mark's Presbyterian Church in Newport Beach, where they offer their experience in service to the parish community. Michael has been part of their Governing Body

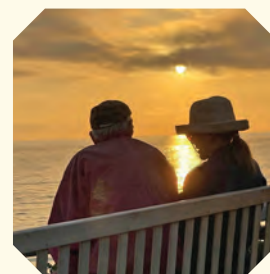
and their Health Commission, and he also gives presentations on facing difficult issues such as aging, depression, loneliness, grief. Denise is a Deacon at the church and works with SPIN (Serving People in Need) which addresses homelessness and poverty with assistance and small gifts of joy like an Easter Basket or a Christmas Angel Tree.

They both enjoy time with their friends, their two rescue cats **Molly** and **Max**, and their family. One daughter, **Natalie**, works in customer service; another daughter, **Lisa**, works in property management; their son **Brandon** works in sound and video production, his wife **Carolyn** is a middle school Dean, and they have a son **Austin** in elementary school.

Both Denise and Michael are retirement age, but not retired. Through their careers and charity work, they continue using their knowledge and talents to help others overcome obstacles and find purpose in life. If you see them out for a walk on Hobart Bay or down at the Bluff, be sure to say "Hi" and have them fill you in on all the Niguel Shores living they've enjoyed here for the past thirty-seven years. Oh, and be sure to ask Denise about her tap-dancing group down in San Clemente. "It's fun," she says. "It's great therapy."

—Sandy Homicz

Day's end—time to enjoy a Niguel Shores sunset at the Bluff.



WATER AEROBICS

Niguel Shores water aerobics meets on **Wednesdays and Fridays from 9 to 10 a.m.** under the tutelage of our resident physical fitness expert, **Cynthia Carlson**. We are a friendly group who enjoy low impact exercise in our beautiful pool. Surprisingly, the pool is quite warm even when

it's gray and chilly outside. We're looking forward to sunnier days ahead. At only \$5 per class, this is a great way to exercise and have fun. All are welcome to join us.

—Michelle Ralph



Water Aerobics birthday celebration for instructor Cynthia Carlson

Wellness . . . Salt

A gentle breeze floated all around me rustling the palm fronds in the nearby trees while I sat enjoying the ocean view. The water, glistening in the noon-day sun, showed off its magical blue-green hue. While I was imagining faraway tropical destinations, the open bag in my hand made a crinkly sound as I reached in to grab another chip. The briny taste of salt on my tongue as I munched the chip was a delight. There's something decadent about the crunchy texture and salty flavor of a chip whether you eat them alone, with a sandwich, or use them to scoop up a favorite dip.

By now, you may be wondering why this health and wellness author is waxing eloquent about consuming salty, crunchy chips. I'm supposed to be telling you never EVER to eat those evil crisps, right? In the spirit of transparency, I admit to enjoying chips—just not too many and certainly not every day.

However, the greater story here is about salt and its place in our diet and overall health. We've all heard how excessive salt intake causes hypertension/high blood pressure. That is indeed true, more for some people than others, and always something to keep in mind. High blood pressure can lead to cardiovascular disease, heart failure, stroke, kidney failure, or other health issues. With one in three adults in the U.S. experiencing hypertension, one's salt intake can actually be a matter of life and death.

At the same time, one can consume too little sodium, especially if drinking great volumes of water and also perspiring in hot weather. Hyponatrimia—low sodium in one's circulating blood—can cause many problems, even death. So, it's important to pay close attention to what you're consuming.

Before going further, let me say that salt is a mineral present in many

foods, even vegetables, with celery containing substantially more naturally occurring salt than any other vegetable around. Sodium is a critical component of conducting nerve impulses, contracting and relaxing muscles (including the heart), and maintaining proper balance of water and minerals. It's an electrolyte crucial to our existence. Yet when consumed too much, as mentioned, trouble begins in the form of hypertension/high blood pressure.

High blood pressure is known as “the silent killer,” the number one cause of stroke—all the more reason to keep sodium intake low. If you didn't already know, the average American consumes about 3400 mg of sodium daily, which is way too much to stay in good health. We only need about 500 mg to keep our heart beating, muscles contracting, and so on. The Dietary Guidelines for Americans recommends that we consume no more than 2300 mg daily. More than that begins to create havoc with fluid balance and health in general.

So what can you do? Eat less processed foods, canned soups, deli meats and the like. Read labels and become aware of sodium content in some of your “go to” meal items. When the sodium is off the charts, make some new and better choices. Try “no salt” seasoning options, buy fresh, cook from scratch, and allow your palate to adjust to less salty food. It will happen. Most of all, become aware of the sodium content in your food. You will feel so much better, and your doctor will sing your praises!


If you're like me and must have a couple of chips, read the label on the bag and make a decision based on that information. Then just have a couple of those delectable little chips and learn to be satisfied. Become knowledgeable and take the right steps to stay within recommended guidelines for sodium consumption. Don't go searching for that lost shaker of salt Jimmy sings about in “Margaritaville.” Instead, be smart about salt and you'll add years to your life.



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

Castaways

LANDSCAPING



COMPLETE MASONRY WORK

- Stamped Concrete
- Custom Water Features
- Retaining Walls
- All Brickwork-Flagstone

LANDSCAPING

- Clean-up
- Drains
- New Installation
- Sprinklers
- Soil Preparation
- Trees, Plants, Sod
- Low Voltage Lighting
- Wrought Iron Fences & Gates

949.303.9579
OR 949.861.8196 • CASTAWAYSLANDSCAPING@YAHOO.COM

NIGUEL SHORES RESIDENT

Adorable Dog Training

Loving, Customized, Private Training!

****Puppies, Adults & Senior Dogs****

Leash Aggression, Anxiety, Potty Training, Barking, Jumping, Socializing, Car, etc. All Behavioral Issues & Commands!

Janet Park, Dog Trainer
Ph: (949) 232-7479

12+ Years, Insured & Bonded

Call Today For A FREE Consultation

Z S W

Incorporated

B-846269
ZSWinc@gmail.com
(949)201-1299

- Full Design & Build
- Structural Concrete
- Decorative Concrete
- Masonry
- Framing
- Structural Steel
- Finish Carpentry
- Pools



COLE'S CARTS

GOLF CART SERVICE, REPAIRS, UPGRADES, CUSTOM BUILDS, SEATS & MORE!

INSTAGRAM: @COLESCARTS
949.735.2969 • COLESCHAMBER@GMAIL.COM



BOVEE ROOFING INC.

SHAWN BOVEE

Family Owned & Operated
Bonded, Liability Insurance
Workman's Comp

All Types of Roofing:
Residential • Commercial
Repairs
Flat Roof Specialist

OFFICE: 949.661.8985
CELL: 949.795.0254
Boveeroofing@gmail.com
LICENSE C39 553968



29206 BOBOLINK DRIVE, LAGUNA NIGUEL
LIST PRICE \$1,369,000 | Represented Seller

3 Bedrooms | 2 Baths | Approx. 1,945 Sq. Ft.
Remodeled single level home with open floor plan on a corner lot in the prestigious neighborhood of Kite hill.

IN ESCROW



34306 DESERT ROAD, ACTON
LIST PRICE \$930,000 | Represented Buyer

4 Bedrooms | 3 Baths | Approx. 2,253 Sq. Ft.
Recently updated and remodeled Ranch Style home, complete with horse stalls, tack and feed room and arena.

IN ESCROW



27036 LANGSIDE AVENUE, SANTA CLARITA
LIST PRICE \$699,900 | Represented Seller

4 Bedrooms | 2 Baths | Approx. 1,650 Sq. Ft.
Gorgeous, open floor plan and totally remodeled. Impressive location with no one behind as it backs to the wash making for private space.

IN ESCROW



Cora Berkery
REALTOR®
ABR, BS/BM, e-PRO, FSR, GREEN, GRI
949.285.1984
Cora@CoraBerkery.com
www.CoraBerkery.com
CalRE#01415774

TOP 1.5% ALL agents and teams nationwide!

COLDWELL BANKER REALTY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE#01415774

Successful Together

OrangeCoast REAL ESTATE ALL-STARS 2021
OrangeCoast REAL ESTATE ALL-STARS 2022

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



BEACON CARPET CLEANING INC.
 949-496-6079
 FAX 949-367-0633
 www.beaconcarpetcleaning.com

Ken Rogers

Linda Rogers

An IICRC Certified Firm • Better Business Bureau
 ASCR Member • Licensed - Bonded - Insured
 Charter Members Host® Professional Cleaners Association

- Truck-mount steam and Host® dry extraction carpet cleaning systems
- Area Rug Cleaning
- Tile and Grout Cleaning and Sealing
- Upholstery Cleaning
- Water Damage and Restoration
- www.beaconcarpetcleaning.com



entry
 SYSTEMS
 GARAGE DOORS & GATES

REPAIR • SALES • INSTALLATION



FAMILY OWNED SINCE 1972

We'll Treat You Like Family!

Visit Our Design Center:
 26941 Cabot Rd #122, Laguna Hills

Maintenance Included
 with Every Repair



(949) 495-0835

5 STAR COMPANY



www.entry-systems.com • info@entry-systems.com

License #916334

TOP DOG CONSTRUCTION CORP

Specializing in Residential Remodeling & New Construction

David Bunevith
 Owner



- Custom Homes
- Room Additions
- Kitchens
- 2nd Story Additions
- Complete Home Remodels

dave@topdogconstructioncorp.com
 www.topdogconstructioncorp.com

Cell: 949-295-1064
 Fax: 949-489-1063

NIGUEL SHUTTLE

Non-Stop Transportation Service

Guaranteed lowest prices

(Prices for one or two Passengers)

J.W. \$75 • L.A.X. \$150 • San Diego \$150

Phone # (714) 747-4114

T.C.P # 9354 - P

License Number 898367



Roofing, Siding, Decking Waterproofing & Skylights

Marc Anenberg, Owner
 marc@pacificroofingsystems.com

P.O. Box 454
 Dana Point, CA 92629
 p 949.495.4200
 m 818-421-7753

MONARCH VETERINARY HOSPITAL



Merging Veterinary Excellence
 With Compassion
 Glenn S. Craft, DVM

31271 Niguel Road
 Laguna Niguel, CA 92677
 www.monarchvet.com
 949-443-1466



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

MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 26 homes, down 1%, and now sits at 2,142, the second-lowest end-of-March level since tracking began in 2004 behind last year. In March, 39% fewer homes came on the market compared to the 3-year average before COVID, 1,346 less.



DEMAND

Demand, the number of pending sales over the prior month, decreased by 7 pending sales in the past two weeks, almost unchanged, and now totals 1,560. Last year, there were 2,2846 pending sales, 47% more than today. The 3-year average before COVID (2017 to 2019) was 2,668, or 71% more.



EXPECTED MARKET TIME

With a falling supply and unchanged demand, the number of days to sell all O.C. listings at the current buying pace, decreased from 42 to 41 days in the past couple of weeks, its lowest level since May of last year. It was 20 days last year, much stronger than today, and the 3-year average before COVID was 63 days.



CLOSED SALES

There were 1,270 closed residential resales in Feb., 28% less than Feb. 2022's 1,774 closed sales. Feb. marked a 12% increase compared to January 2023. The sales-to-list price ratio was 99.1% for all of O.C. Foreclosures accounted for 0.1% of all closed sales, and there were no closed short sales.



23821 IONIAN BAY
3 BED · 2 BATH · 2,301 SQFT



23802 HOBART BAY
3 BED · 2 BATH · 1,700 SQFT



31772 GRAND CANYON
3 BED · 2.5 BATH · 1,993 SQFT

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

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



Chris & Kathy Zoch

ZOCH
REAL ESTATE
GROUP

*Niguel Shores Residents
— and —
Local Experts*

Follow us: @ZOCHREALESTATEGROUP



**COLDWELL BANKER
REALTY**

949.547.1723

This information is deemed reliable but not guaranteed. This is not intended to solicit listed property. If your property is currently listed for sale with a broker, please disregard. Designed by Qurni Design Co. © All rights reserved.

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

BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By CONNIE MCKIBBAN

LISTED by CONNIE

**JUST LISTED AND SOLD by CONNIE
(SOLD IN 15 DAYS)**



23502 SEAWARD ISLE ~ SPECTACULAR WHITEWATER VIEW ● 33981 NAUTICUS ISLE ~ PRIME BEACHSIDE LOCATION

**JUST SOLD by CONNIE
(SOLD IN 20 DAYS)**

**JUST SOLD by CONNIE
(SOLD IN 11 DAYS)**

**JUST SOLD by CONNIE
(SOLD IN 6 DAYS)**



33551 CAPSTAN DRIVE ● 23841 CASSANDRA BAY ● 33701 MARLINSPIKE DRIVE

★ 2023 REAL ESTATE UPDATE FOR NIGUEL SHORES ★

9 HOMES CURRENTLY FOR SALE
PRICED FROM \$1,749,000 - \$7,800,000

5 HOMES CURRENTLY IN ESCROW
PRICED AT \$1,699,999 - \$2,295,000

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

★ (PER MULTIPLE LISTING SERVICE AS OF 4/17/23) ★

CONNIE MCKIBBAN · 949.280.3078

NIGUEL SHORES SPECIALIST

WWW.SELLINGHOMESALONGTHECOAST.COM ~ CONNIEMCKIBBAN@BHHSICAL.COM

**BERKSHIRE
HATHAWAY
HOMESERVICES**

CALIFORNIA PROPERTIES

DRE #00461898

#1 in Sales in Niguel Shores Since 1991 and Top 1% in Sales for Berkshire Hathaway California Properties

The #1 Agent in Sales for Berkshire Hathaway California Properties in Monarch Beach/ Dana Point

SEA • SUNSHINE • SUNSETS NIGUEL SHORES... the "Best-Kept" Secret Along the Coast!

©2023 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation. Designed/Printed By One Step Services 1-888-587-5301. © Copyright, all rights reserved.

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