

# Seashore News



July 2023

Published Monthly by Niguel Shores Community Association

Issue 595



## Niguel Shores Spectacular Independence Day Celebration

### 4<sup>TH</sup> OF JULY EVENTS

- 8:30 a.m. Men's Club Famous Pancake Breakfast** at the Clubhouse, \$8 per person.
- 10:30 a.m. Women's Club Gourmet Sandwiches**, \$5 each, plus Old Fashioned Bake Sale and **11:30** Cake Walk on the Clubhouse Patio.
- 10:45 a.m. Flag Raising with the Saddleback Young Marines** at the Flag Pole. Star Spangled Banner led by Alicia Kuhn.
- 11:00 a.m. Dana Point Fire Engine #30 Leads the Neighborhood Grand Parade.** Decorating Contest Judging of carts, bikes, wagons, etc. at the Parade Lineup with Awards announced via Email Blast to the Community.
- 11:30 a.m. Games at the Park**
- Afternoon Swim at the Pool.** Play at the Courts. Enjoy the Beach.
- 4:00 p.m. DJ Tunes at the Bluff.**
- 5:00 p.m. BBQ Grills Ready** at the Bluff.
- 5:55 p.m. Flyover Dana Point** by Condor Squadron WWII North American AT-6 Planes.
- Evening Fireworks Light Up Our Skies** from Dana Point Harbor, Local Parks, and Resorts commemorating America's Independence Day, July 4, 1776.





# MARKET UPDATE: DANA POINT REAL ESTATE MARKET REMAINS STRONG!



SOLD - 33471 SPINNAKER DR! \$2,595,000



SOLD - 33865 MANTA CT! \$2,300,000



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



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



SOLD - 23831 MARMARA BAY! \$2,050,000



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



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



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



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# FROM THE HELM

Well, that was certainly an extended winter we experienced this spring. It reminds me of a famous Mark Twain quote, “*The coldest winter I ever spent was a summer in San Francisco.*”

Summer is officially here...finally! As a longtime resident, I have a treasure trove of memories of the summer months in Niguel Shores including warm nights at the bluff with spectacular sunsets, the 4th of July celebratory events, Junior Lifeguard programs our kids enjoyed, and neighborhood get-togethers. If you're a new resident to Niguel Shores, 'welcome' and I'm sure you'll start to build your own collection of special summer memories.

**Board Of Directors Meeting**—The Board Meeting held on June 14 was well attended. Thank you to all those who joined in person or via the Zoom link.

Several people had requested the **Post a Comment** section be re-integrated into the Niguel Shores website. We have done that now. It's an important communication component to a thriving community. Please keep in mind, however, that the Comment section is just that—a portal whereby neighbors can share thoughts. If the expectation is to receive some sort of feedback based on a comment you posted, that is not the case. If there is an issue whereby you require feedback, the communication needs to funnel to our **General Manager, Marla Miller** who can direct the question or issue to the appropriate person(s).

Another topic the Board spent a great deal of time discussing was the **Recreation Amenities Project**. As a project lead, **Gary Wilson** was in attendance and updated the Board on progress made. First, 'Thank You' to Gary and the balance of the project team who have contributed countless hours to this project. The key action item for the Board following the meeting was to carefully review the contractor bid, offer feedback, and communicate that information back to our legal counsel such that a proper contract can be crafted against the overall project, detailing (but not limited to) Scope of Work, Project Cost and Payment Terms, Schedule of Work and Authority (as it relates to decision-making). Based on the timeline offered by the project team, demolition/earthwork is scheduled to commence in mid-September.

By now most of you know there was an additional monetary 'ask' made following a May 4 meeting to support the project moving forward. Requesting more funds is never easy and, as your Board of Directors, we remain highly focused on delivering this project 'on budget' in a timely fashion. More communication will follow describing key milestone events of the project.

**Summer Safety**—At the risk of sounding like my parents (I think we all do that from time to time), I do want to call your collective attention to a cautionary item. With the summer months, most kids are out of school and enjoying the beach, pool and riding electric bikes throughout town and within Niguel Shores.

As we all know, electric bikes (e-bikes) dominate the landscape of local streets. Long gone are the leg-powered pedal bikes like the Schwinn Stingray I enjoyed as a kid of the 60's and early 70's. Truthfully, some e-bikes are closer to scooters and mini-bikes in terms of speed. I run or walk many of the streets in Dana Point daily and I sometimes chuckle that even on level surfaces, riders have their e-bikes on full throttle mode. Does anyone actually pedal a bike anymore? I digress.

My point is that as a community we should all be cognizant that car drivers are sharing the road with e-bikes, many ridden by kids. Also remember that kids will do 'kid stuff' and I've seen several 'close calls' throughout Dana Point.

Growing up, Evel Knievel was a childhood hero. I can recall building ramps to jump trash cans to mimic Evel. I didn't break as many bones as he did, but I did see my fair share of stitches, scrapes, and bruises. Like today's e-bike riders, I enjoyed the thrills that my trusty Stingray delivered. Sometimes we forget we were kids once too!

**Let's do our part to ensure Niguel Shores enjoys a safe and fun summer!**

P.S. If you're a Baby Boomer as I am, a good summer read is *The Life and Times of the Thunderbolt Kid*, a 2006 memoir by best-selling travel writer Bill Bryson of his experience as a kid growing up in the 1950's and early 1960's. Funny from start to finish!

—Jim Cobb, President, Niguel Shores Board of Directors

## BOARD ACTION SUMMARY AVAILABLE ONLINE

See the Niguel Shores website at [niguelshores.org](http://niguelshores.org) for a summary of the June 14, 2023 Board of Directors General Session and Executive Session Meeting.

**The next Board Meeting is scheduled for  
JULY 12, 2023 AT 6:00 P.M.**



# GENERAL MANAGER REPORT

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Happy 4th of July Niguel Shores! I hope you all get to experience the joy that is Niguel Shores during this fun-filled special season for the community.

**Swimming Pool/Spa & Beach Bluff Rules.** I have included some important rules in this article that all residents should be aware of when using the Community Center and Beach Bluff this summer. In addition, remember that all guests must be accompanied by a Niguel Shores resident when using any of the amenities.

## Swimming Pool & Spa

- Use of these facilities is at your own risk. The Association does not provide a lifeguard.
- Swim diapers and/or rubber covers are required for anyone incontinent or not toilet trained. If failure to comply results in pool/spa contamination, the responsible member will be charged a decontamination fee.
- Glass is not allowed in pool/spa areas.
- Pets are prohibited in the pool, spa and deck areas.
- Persons under 14 years of age must be accompanied by and under direct supervision of a person 18 years of age or older when in pool/spa areas.
- Running, horseplay, or any activity detrimental to the safety and enjoyment of residents and guests is grounds for removal.

## Beach Bluff

- Tables must be attended at all times for continued use.
- Unrestrained or unleashed dogs, bounce houses or

other inflatables, wood or charcoal fires, smoking of any kind, barbecues on Association tables, and staking or inserting items into the grass or other landscaped areas are prohibited.

- Beach Bluff Parking on 4th of July—As a reminder, only vehicles with resident barcodes or resident passes will be permitted to park in the beach lot on July 4, including the upper tier. You are welcome to leave your vehicle parked in the lot overnight if (during the course of the celebration) you determine that it would be safer to walk home.

**A Friendly Reminder—Trash Days.** Please make sure your vehicles are not blocking the sidewalks or parked curbside on trash day pick up.

- Regularly scheduled trash day for homes north of Selva Road: Thursday
- Regularly scheduled trash day for homes south of Selva Road: Tuesday

Trash containers should not be placed out earlier than the evening before trash day nor left out longer than the evening of the scheduled pick-up. Please remember this especially if there is a holiday during the week, which may cause the trash pick up to be delayed.

For questions regarding trash pickup and for holiday schedules please contact the trash company CR&R at (877) 728-0446.

Thank you all for your help in keeping this community great. Happy 4th to you and your family!

—Marla Miller

# COMMITTEE REPORTS

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## ARCHITECTURAL COMMITTEE

### Roof Replacements

You most likely have read that several insurance companies are no longer writing homeowner policies in the State of California—and in addition, other carriers will not renew some of their existing policies. The move was driven by the growing risk of catastrophes in our area, particularly wildfires. That risk, coupled with the high cost of replacement construction has forced insurers to tighten restrictions on renewal policies.

High among the hazards for concern are **wood shake roofs**. Our Niguel Shores rules do not permit wood shake, asphalt or asphalt composite roofing materials. When our neighborhoods were built in the 1970s and early 80s, it was not uncommon construction practice to use wood shake roofing material.

Consequently, we had several hundred shake-covered homes in our 900+ unit community at one point in time. Within the last few years that number had dwindled to around 150.

Early in 2022 the NSCA informed those residents that a roof replacement would be required. This is necessary to protect ourselves collectively from the liability associated with a wildfire caused or driven by roofing material deemed hazardous by our insurer. Happily, we can report there are now less than 40 wood shake homes remaining.

### Newly Approved Roof Material

As previously mentioned, construction costs have escalated and a roof replacement is expensive. With this in mind, the AC has recently accepted new roofing material with a weight rating comparable to wood to help reduce costs by

## COMMITTEE REPORTS

eliminating the need to add reinforcement of the structure to the scope of work. Samples of the newly accepted material are located in the management office. You can schedule an appointment to review the material by contacting the Architectural Manager, **Karen Decker**, at [kdecker@niguelshores.org](mailto:kdecker@niguelshores.org) or calling (949) 493-0122 x 3.

—Mike Stively

## COMMUNICATION COMMITTEE

The NSCA Communication Committee maintains the Niguel Shores website and brings you the *Seashore News*. Our report this month concerns two items people have asked about: posting comments on the website and delivering the newsletter at no cost to homeowners.

**(1) Posting Comments on the Niguel Shores Website**—We encourage neighborly interaction and offer an opportunity for you to share your ideas about our community on the Niguel Shores website at [niguelshores.org](http://niguelshores.org). To do this, click the tab that says “Post a Comment” and follow the directions that come up. Regarding this opportunity, please note the following:

- Contributors must be current homeowners or residents within Niguel Shores.
- Comments must pertain to a community event, project, matter, or issue.
- Comments cannot be slanderous or libelous in nature, and may not contain foul, hurtful, or inappropriate language.
- Comments of a political nature will not be posted.
- Comments that are inaccurate will not be posted.
- Comments must be signed by the contributor, and contributor’s names will be included with their posting.
- Postings on [niguelshores.org](http://niguelshores.org) are *comments only*. There is no Association response. If you wish to receive a response from the Association about a question or issue, contact the Office at [niguelshores.org/contact-us/](http://niguelshores.org/contact-us/)
- Comments remain visible on the website for two (2) weeks after the post date.
- The Communication Committee reviews all comments for adherence to these guidelines.

**(2) Delivering the Newsletter at No Cost to Owners**—The *Seashore News* is a 50-year tradition created, published, and delivered by our resident volunteers who charge nothing for their hours of service. In addition, the costs for layout and printing of the newsletter are covered by the advertising that appears in each issue.

So, thanks to the work of our **wonderful volunteers** and the support of our **loyal advertisers**, there is **no cost**



Maintenance Committee members Al Glatt and Len Beebe at work early in the morning at the Bluff.

**to our owners** for the *Seashore News*. (For accounting details and numbers, please refer to the NSCA Budget that was mailed to owners in November, 2022 showing newsletter budget and advertising income.)

A free electronic version of the newsletter is also available online with all pages in color at [niguelshores.org](http://niguelshores.org) or through a link emailed by the Association to residents each month.

We hope you are enjoying the newsletter and taking advantage of all that the website offers to stay in touch with what’s happening in Niguel Shores.

—Sandy Homicz

## RECREATION COMMITTEE

Summer is finally here! Get ready for these upcoming events.

**July 4th Celebration – All Day.** Come and enjoy the activities on Independence Day. The decorating will be judged before the parade on Niguel Shores Drive. See page 1 of this issue for the event schedule.

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

**Food Truck Night – Saturday, July 22, 5:00 to 8:00 p.m.** Mark your calendars and enjoy the selection of food trucks this year with Salt N’ Pepper, Kabobaholic and Funn-O-Cakes. Music provided by DJ George. Purchase your food from food truck vendor and pay cash or credit at event.

**Ice Cream at the Bluff – Friday, August 4, 3:00 to 5:00 p.m.** Harvest Landscape will be sponsoring this Ice Cream event so come on down to the Bluff and get a free ice cream, compliments of Harvest Landscape.

**Band by the Sea – Saturday, August 19, 5:00 to 8:00 p.m.** Enjoy great music and dance the night away with neighbors, family and friends. Ticket sales start August 1 at a cost of \$15 each. Reserve a table for preferred seating.

# COMMITTEE REPORTS

**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.** Mark your calendars for our famous barbeque celebration. This is a free event in which we provide the hot coals and you bring whatever you would like to BBQ!

—*The Recreation Committee*

## RECREATION AMENITIES ENHANCEMENT PROJECT

We're moving right along! Last month the Rec Amenities team met with contractors and selected one they recommended to the NSCA Board. By June 30, we hope to have finalized and awarded the contract. Stay tuned!

At their June 14 meeting, the Board approved design modifications needed to keep project costs within budget while still providing the major features of the plan.

At this time, construction will begin the week after Labor Day and is expected to be complete by year end. Next month we will provide more information related to the construction activities and the associated restrictions on access to our existing facilities.

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

Have a safe and happy 4th of July!

—*Debi Berk*

## TRAFFIC AND SAFETY

**Fourth of July**—The Fourth is clearly the busiest day of the busiest season in our community. The day begins in the early hours of darkness when a team of specially trained chefs arrive at the Clubhouse to prepare the best pancake breakfast imaginable. At daylight, friends and neighbors start to assemble, eager for this legendary meal and all the events to follow.

**Guests**—The number of friends dropping by on the Fourth and throughout the summer will likely increase. To insure traffic at the Mariner Gate moves as smoothly as possible, we request that everyone regularly update their guest lists. If guests are not on your list, our gate attendants, conditions permitting, will try to work with the prospective guest and contact you. Unfortunately, this delay has resulted in folks losing their composure and unnecessary delays in processing people into the community.

**Party Lists**—Should you expect over ten guests, or more guests than our electronic system can accommodate, make a list and submit it to the office at least one week before your event. This allows staff to prepare parking permits and preclude a bottle-neck at the Mariner gate.

**Parking at the Bluff**—On 4th of July only vehicles with resident barcodes or resident passes will be allowed to park at the Bluff Parking Lot.

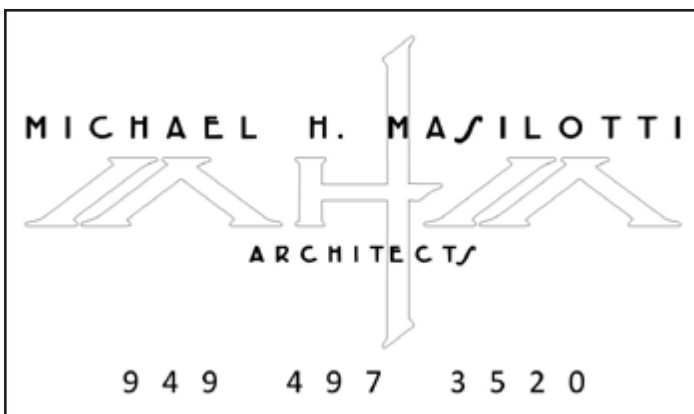
**The Pool**—Guests are welcome to use the pool as long as they are accompanied by a resident. We won't have a life-guard. The uniformed attendant on duty is responsible for insuring that the swimmers are residents or guests accompanied by a resident.

**Pets and Fireworks**—Please consider ways to calm, comfort, or sedate your pet on the Fourth. The loud noises associated with fireworks cause them to suffer a great deal.

**Golf Carts**—According to the California Vehicle Code, Golf Carts and Neighborhood Electric Vehicles (NEVs) are both the same thing. Our community rules tend to be a bit stricter. In our community the driver of a NEV or golf cart must possess a driver's license and be 16 years old or older.

Recently, several people reported that underage drivers are operating an NEV or driving through the community sitting on an adult's lap. In such a case both the adult and child could be subject to a citation or other corrective action. We will cover this topic in more detail in our next issue.

—*God Bless ... Tim Murphy*



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# CLUBS

## WOMEN'S CLUB

*"You are entirely bonkers, but I will tell you a secret ... All the best people are." —The Mad Hatter in Tim Burton's "Alice in Wonderland"*

On Thursday, June 8, at **The Mad Hatter Tea Party**, some of Niguel Shore's "best" gathered to celebrate a year full of friendship, fun and service. **Suzanne Enis** transformed the Clubhouse into a "land full of wonder" adorned with bright purple tablecloths, centerpieces with tea cups, books and "muchness," and hats of all colors, styles and sizes. The food table overflowed with a delicious assortment of sandwiches and sweets, baked and assembled by **Jeanne Campanaro, Sara Cowdrey, Suzanne Enis, Marnie Olia, Leslie Moore, and Robin Neuvirth**. The tea ran like "clock work" with the help of the Hospitality Committee: **Joni Ashworth, Catherine Bitran, Suzanne Enis, Mary Ellen Hofmann, Gigi McDonnell, Michelle Ralph, Jeanne Sticher Nancy Tinnes, and Dot Wall**. Thanks to the many volunteers, "It is always Tea Time" in Niguel Shores!

At the tea, Past President and Parliamentarian, **Lydia Reese**, installed the 2023-2024 Niguel Shores Women's Club Officers: President **Sharon Stewart**, Vice President **Laurel Yocca**, Treasurer **Cathy Tyson**, and Secretary **Karey Palmer**. A big thank to the many ladies who have served the Women's Club this year (and past years), especially outgoing officers, **Sandy Stauffer** and **Elle Midkiff**.

As our **Outside Activity** last month, members gathered for a Happy Hour on June 15 to enjoy laughter and cheer and a gorgeous sunset at Niguel Shores' stunning beach bluff.

As we do each year, the Women's Club will sponsor a **4th of July Lunch** for the community. **Catherine Bitran** is heading a committee of volunteers to run the event. Starting at 10:30 a.m. Women's Club will be selling Jimmy John's "Vito" hero sandwiches (salami, capocollo, provolone, onion, lettuce, tomato, oil and vinegar on French bread) for \$5. In addition, there will a **Bake Sale** and a **Cake Walk** featuring patriotic themed cookies, cakes, pies, brownies and other sweets. Sales are in cash: \$1 for individual treats and \$5 for an entire cake! The **Cake Walk** starts right after the Grand Parade, in the pool area near the ping pong table. Tickets are \$1. We are asking club members to donate as many baked or store-bought goodies as possible to make both these events fun and successful. Please reach out to Catherine if you would like to donate baked goods.

*"The Secret, Dear Alice, is to surround yourself with people who make your heart smile. It is then, that you will find Wonderland."—The Mad Hatter in Disney's adaptation of "Alice In Wonderland"*

—Karey Palmer



New officers (left to right): Karey Palmer, Secretary; Cathy Tyson, Treasurer; Sharon Stewart, President; Carol Daly and Laurel Yocca, Co-Vice Presidents.

## MEN'S CLUB

Our June 6 meeting got off to a fine start with a salute to the USA flag (aka Old Glory), then a welcome for two new members. First **Chad Gloetzner** introduced himself, and then **Dr. Gary Ward** did the same. Welcome, gentlemen. Nice to have you in the Men's Club.

**President Geoff Dunlevie** provided an update on the planning process leading up to the big **4th of July Pancake Breakfast**, one of our Club's most popular annual events. While it is mostly a fun and tasty occasion for the entire community—you are all invited—it is also an important fund-raising activity in support of the Men's Club's annual scholarship awards.

Putting on this event demands much planning. Where do you get enough fresh buttermilk for 500 pancake breakfasts? How about the sausages? Don't worry, we're on it.

### 4TH OF JULY PANCAKE BREAKFAST

Purchase Tickets Online in Advance at  
[niguelshoresmensclub.org](http://niguelshoresmensclub.org)



The Men's Club Annual  
Pancake Breakfast will be held on  
**Tuesday, July 4, from 8:30 to 10:30 a.m.**  
at the Niguel Shores Clubhouse.

- ★ Cost is \$8 per person.
- ★ Reservations are required for both inside and outside seating.
- ★ We request that everyone purchase meal tickets ahead of time online.
- ★ Go to [niguelshoresmensclub.org](http://niguelshoresmensclub.org) to make your purchase.
- ★ If you are unable to order online, please contact the NSCA office and a volunteer from the Men's Club will call you to take your order.

# CLUBS

Fifty or so volunteers are busy now getting it all together. They are all excited to join with the community to celebrate 4th of July, 2023.

Next up at the June 6 meeting, members met **Jonathan Zaidman**, aka **JZ**, engagement director of the **Ecology Center of San Juan Capistrano**. The Ecology Center got its start in 2008. As of 2022 they had 300,000 on site visitors; donated 100,000 pounds of food; deployed or trained 500 Artisans / Farmers / Chefs and 2,500 volunteers. All this activity is possible because of The Ecology Center's 5,000 donors. It is quite an operation.

Check out their web site, the *ecologycenter.org*. It contains loads of pictures and copious information on all the activities, events, classes, and products available so close to home. You can even visit there for special dinners on many Fridays, or you can order recurring deliveries of fresh veggies and produce right to your home's front door. Or, just go shop the wealth of fresh produce, vegetables, and snacks at the Ecology Center Store on Alipaz at Del Avion in SJC.

At the second monthly meeting on June 20, Men's Club member and current **Dana Point City Councilman John Gabbard** provided an update on the many successes and few challenges on the City's agenda. Fresh off the success of passing the fiscal '23 and '24 Dana Point operating budgets of \$42 million plus, and with annual city revenues reaching new highs, Councilman Gabbard was ready and able to discuss a variety of topics, from new rules for ADUs, to the scourge of unlicensed and unregulated E-bikes. It was a fine, interactive presentation, as expected.

If you are not yet a member of the Men's Club, please be our guest at one of our two monthly meetings. You will experience friendly social interactions, stimulating presentations, and enjoy a fine, hot breakfast, no charge to you.

—Tim Moore

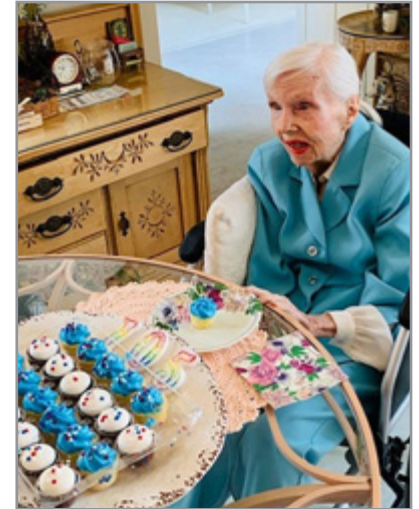
## GARDEN CLUB

Garden Club members enjoyed our traditional **Barbecue and Picnic** at the Beach Bluff on June 19. It was the perfect setting for a celebration, and our thanks go to the stalwart chef and organizers, especially **Al Glatt** and **Suzanne Enis**.

At the event, we installed our new slate of officers for the 2023/2024 season and acknowledged the Garden Club Scholarship recipient **Linda Cessna** who is studying Horticulture and Landscape Design at Saddleback College. Many thanks to our retiring Board members, and welcome to our incoming officers and new members for keeping the Garden Club active for another year.

"I like gardening: it's a place where I find myself when I need to lose myself."

—Alice Sebold



Club founder Ruthy Stahl turns 105!

Special congratulations to our honorary life member **Ruthy Stahl**, who turned **105 years old** on June 15. Ruthy is one of the Garden Club's original founders, and attended for more than twenty years. The Garden Club has donated money to the **Penny Pines Reforestation Project** in Cleveland National Forest in Ruthy's honor.

"Trees are poems that the earth writes upon the sky."

—Kahlil Gibran

Be sure to visit the **Dana Point Headlands Conservation Area** and walk its trails this summer. The

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# CLUBS



June picnic and New officers (left to right bottom center photo): Rob Wollin and Bill Imbrale, Co-Treasurers; Janice and Sandi Stauffer, Co-Presidents; Suzanne Enis, Vice President; Martha Burns, Secretary

Headlands covers about sixty acres, and is comprised of four regions, including the 29.4 acre **Dana Point Preserve** owned and managed by the non-profit **Center for Natural Land Management**. The preserve is home to two critically-endangered species: the Pacific Pocket Mouse and the California Gnatcatcher. Several rare and indigenous plant communities are found on the site, including southern coastal bluff scrub, native grasslands, maritime succulent scrub, mixed chaparral, and coastal sage scrub. Preserve trails are open daily, 7 a.m. to sunset. The Nature Interpretive Center is open Tuesday to Sunday, 10 a.m. to 4:00 p.m.

—Ann Strauss

## Our Trees

As a community, we all enjoy our trees. Along with recent discussions and a presentation on the state of our trees, some of which are fifty years old or more, the Board has taken action to obtain opinions from arborists in order to determine steps for the health of the trees and the safety of the community. Use caution where you see trees fenced off, and no climbing please!



“A tree is our most intimate contact with nature”

—George Nakashima

## VOLUNTEERS WANTED FOR THE NSCA

Landscape Committee  
(Atlantic Garden Homes Position)

View Preservation Committee

If interested please contact [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org) for details



## 2023 SUMMER TROLLEY SERVICE SCHEDULE MAY 26, 2023 TO SEPTEMBER 4, 2023

**Mondays - Thursdays:** 12:00pm - 9:00pm

**Fridays:** 12:00pm - 10:00pm

**Saturdays:** 10:00am - 10:00pm

**Sundays:** 11:00am - 8:00pm

**Holidays (5/29, 7/4, 9/4):** 10:00am - 8:30pm



Trolleys arrive at stops every 15 minutes. Each trolley will remain open-air while in service. Visit [www.dptrolley.com](http://www.dptrolley.com) for hours of operation and route information.

Reach out to [dptrolley@danapoint.org](mailto:dptrolley@danapoint.org) for any questions.

## Summer's Here ~ Travel Time!

*Editor's Note: The busy summer travel season is in full swing with our residents journeying on day trips, or cruises, or—like Bonnie—to exotic faraway places of interest. For those thinking of going to India, or for our armchair travelers who tour from the comforts of home, here is another of Bonnie's wonderful journeys to enjoy.*

**The Best of India** There is no simple or concise way to describe my recent trip to **India with Road Scholar Tours**—except to say it exceeded my hopes and expectations!

Here's the bottom line: India is vast and complex—one of the world's most ancient living civilizations (at least 10,000 years old) and one of its newest democracies. Its population exceeds one billion, with over twenty-two official languages, and at least seven recognized religions.

India is also a key player on the global stage. For example, its people staff the “call centers” reached when we press a button asking for support; its foods, customs, and philosophies have found a welcome place in Western culture; and its engineers and scientists figure largely among those who initiate much of the world's new technology.

To be sure, we saw poverty in big cities—but those were not the focus of this trip. Instead, we saw *the best India has to offer*—and it is astounding!

As is often the case, personal encounters can shape lasting impressions. Our group found the people of India incredibly warm and welcoming. We enjoyed several pre-arranged visitations with locals who offered “home hospitality” meals, and we learned from listening to guest lecturers. We also had many illuminating chance encounters with perfect strangers—from tenacious street hawkers to rural farmers reaping wheat by hand. We met city folk and villagers, and we communicated, whether by spoken word, smile, or nod of the head. This interaction was genuine and gratifying.

We gained appreciation for India's magnificent architectural and historical heritage as manifested in the iconic Taj Mahal, enormous forts, palaces, temples, mosques, churches, and synagogues. Our travels took us to other less well-known but illuminating sites as well, including one of India's deepest and largest stepwells, *Chand Baori*, dating back to the 8th century. In Jaipur, at *Jantar Mantar*, we walked through an astronomical observatory consisting of massive stone structures created to calculate the passing of time.

One of my favorite excursions was a visit to the complex where Gandhi spent the last months of his life prior

to his assassination. We also saw the memorial where he was cremated. The most unique experience may have been when some of us stepped out onto a pier and participated in the operation of a Chinese fishing net (a centuries-old technology). We witnessed a Sikh temple's daily preparation of food for strangers, many hundreds of them each day. Another outing took us to a tea factory in Kerala, a state

in India's southern mountain terrain, after driving through lush green slopes of tea plants.

The unique color and flavor of India is visible everywhere: gorgeous saris worn by Indian women; street stalls and public markets displaying fresh fruits, vegetables, exotic spices and

delicacies. We were reminded that Christopher Columbus was attracted by this evidence of India's wealth and was seeking a route to India when he discovered America by mistake—and named our indigenous people *Indians!*

Guided by the remarkable Jayanta, our group of fourteen traveled through the country primarily by modern motor coaches. We also had two train rides, one internal flight, and numerous brief excursions in tuk tuks (small three-wheeled cabs). We rode in a rickshaw and a camel cart, and

relaxed aboard a houseboat for two days. During our journey, we saw monkeys, elephants, deer, goats, ducks, chickens, water buffalo and cows—lots of cows! We lodged in lovely four and five-star hotels and ate very well, sampling a vast array of traditional and unusual Indian dishes.

Returning home after our exploration of India brought a fresh appreciation for our standard of living here; yet we were aware of how enriched we'd been to experience “the best” of the amazing country of India—its people, its places, its positivity. As they say in India: “Namaste.”

—Bonnie Myers





## Memorial Day Barbecue



## In N Out Burger Night



## Mad Hatter Tea



## Flag Waving for the Fourth





## NIGUEL SHORES INDEPENDENCE DAY, THEN AND NOW

**N**iguel Shores 4<sup>th</sup> of July Celebration tradition goes back to the 1970s and the beginning of our community. Back then, Laguna Niguel Jaycees oversaw the festivities that were all down at the beach, open to the public. There were contests for surfing, volleyball, football throwing, and sandcastle building. Kids enjoyed a tot parade, treasure hunt, and sack races. Folks had picnics, barbecued, and set off fireworks (legal at that time if displaying a State Fire Marshall seal).

In July of 1978, Niguel Shores initiated our own celebration. The announcement you see here appeared in the *Seashore News* inviting neighbors for a parade of bikes and wagons, a flag raising, coffee and donuts, tug o' war, a sandcastle contest, and evening barbecue.

Since that beginning over 40 years ago, Niguel Shores has celebrated America's Independence Day with fun-filled activities for all ages.

Dozens of Niguel Shores volunteers work behind the scenes, starting months in advance to make our 4<sup>th</sup> of July Celebration the happy event we all enjoy. Setup on the big day begins before 5 a.m. in the Community Center and the party goes on till 10 p.m. at the Bluff.

**4<sup>th</sup> of JULY CHAIRPERSON**—For twenty years **Nancy Tinnes** has been the *Chief Organizer* for our 4<sup>th</sup> of July events. Asked why she does this year after year, Nancy calmly replies that she enjoys giving back to the community. She even enlists her husband **Gary** as photographer—and their son **Christopher** as Uncle Sam.

Nancy's well-run machine starts working months in advance of the 4<sup>th</sup>. She invites the **Saddleback Young Marines** to raise the flags at our opening ceremony, a singer to lead us in the *Star Spangled Banner*, and **OCFA Engine #30** to lead our neighborhood parade. She orders items for **Uncle Sam's Goody Bag**, such as tattoos for volunteer tattoo artists **Carol Kuhn** and **Joan Beyer**, balloons, and prizes for games at the park organized by **JoAnne Webb**. She secures a **DJ** for the afternoon Barbecue at the Bluff, assists **Suzanne Ennis** with our "Fabulous Fourth" decorations, coordinates with our **Maintenance Staff** to install heavy decorations, and remembers to have a **First Aid Kit** at the ready!

Here in Niguel Shores, our "Mayberry by the Sea," the young and young at heart look forward to our Independence Day traditions and we thank all the volunteers who make it happen. To quote Nancy, "We turn into Iowa for the day! A small town of 960 homes celebrating together ... It's a beautiful thing. Party on!"

**MEN'S CLUB PANCAKE BREAKFAST**—The Men's Club famous **Pancake Breakfast** feeds over 500 people each year and earns money toward scholarships for worthy high school

graduates. **Chairperson John Yocca** will be assisted this year by committee members **Geoff Dunlevie**, **John Chis Jr.**, **Eric Eckes**, **Timothy Moore**, **Steve Morris**, **Tim Williams**, and about 40 volunteers. One longtime breakfast volunteer, **Sam Johnson**, will be missed this year. Sam was the 'Sausage Guy' for more than a dozen years, and now **Erik Eckes** will do his best to fill Sam's shoes.

**Roy Dohner**, a former Chair of the event, recalled his past experiences: "After 20 plus years working on the Pancake Breakfast, I can say the best day of the year in Niguel Shores is the 4th of July.

"In 1986 the Men's Club began their first annual 4th of July Pancake Breakfast at a charge of \$1.00 for adults and 50 cents for children. When Janet and I moved here in 2000, I started working the Pancake Breakfast with Janet's dad, **Dick MacNair**, who was then the 'Sausage King.'

"It took 50 volunteers in two shifts to run the breakfast. Months ahead: recruit volunteers, order food/supplies, assign jobs. Days ahead: pick up the food/supplies, clean/cut fruit, decorate the room. On 4<sup>th</sup> of July at 5:00 in the morning: turn on the stove, cook sausages and pancakes, prepare the plates, deliver coffee/juice and keep people moving while constantly cleaning.

"One year when the Men's Club found itself with fewer volunteers and no Pancake Breakfast leader, they discussed canceling the Pancake Breakfast. **Dick Johns**, then in his 80's, stood up and said, "We can't let it die. It's a great tradition! My kids and grandkids love it – so I will run it." As his assistant, I soon became more involved in the overall management. He was right. It's a great tradition, as my kids and grandkids will attest, including the one year they were so proud to win a teeny tiny trophy for Most Creative golf cart.

"The Pancake Breakfast team has had some unexpected surprises. One year, 500 people arrived to find no coffee due to a blown fuse shutting down the coffee makers. Another year, no tickets and no change on the morning of the 4<sup>th</sup>. On the plus side, it has been a joy to work with so many selfless neighbors volunteering to support our community.

"Our neighborhood has evolved with many physical changes but the one thing that hasn't changed is the quality of the people that are our neighbors and the fun we all share on the 4<sup>th</sup> of July."

**FLAG RAISING**—As they have for at least a decade, the **Saddleback Young Marines** will conduct our Flag Raising ceremony. For ten years, **Maria Elena Banks** sang the National Anthem. This year **Alicia Kuhn** will sing for the first time. **Uncle**



Celebration Announcement in *Seashore News*, 1978



# SPOTLIGHT



Sam usually shows up with treats for the kids, so keep an eye out to find him in the crowd.

**NEIGHBORHOOD GRAND PARADE**—Fire Engine #30 from the **Orange County Fire Authority** arrives each 4<sup>th</sup> to lead the **Grand Parade**, which has now grown to nearly 100 participants. Judging occurs at the start of the parade for golf carts and bikes, trikes, wagons.

**WOMEN'S CLUB LUNCH**—In the past, the Women's Club grilled hot dogs to sell at lunchtime on the 4<sup>th</sup>. But this year, instead of hot dogs, Women's Club is offering **Jimmy John's Hero Sandwich "The Vito"** for \$5, and a **Bake Sale** dessert at \$1 for an individual serving and \$5 for a whole cake to take home to the family. Something else fun for all ages will be a **Cake Walk** to music (provided by **Lydia Reese**) in order to win a cake or dessert if you're at the right place when the music stops.

Look for the Women's Club lunch tables on the Clubhouse Patio and bring cash for your purchases. Lunch sales begin at 10:30. Cake Walk is at 11:30.

**Catherine Bitran** has overseen this popular event for the past five years working first as Co-Chair with **Terry Link**, then as Chair, along with a loyal team of volunteers including **Carol Beebe, Linda Empringham, Suki Hahn, Maryellen Hofmann, Susan Imbriale, Petra Lemelin, Terry Link, Judi Palladino, Carla Perin, Lydia Reese, Debbie and Bob Schreiber, Patti Staudenbaur, Sandi Stauffer, Laura Syme** and **Nancy Tinnis**. Several gentlemen also help. **Bob Schreiber** steps up year after year. **Bill Imbriale, Mike Link, Richard Reese, and Dave Syme**, among others, also helped in the past.

Our **General Manager, Marla Miller**, sewed fifteen 4<sup>th</sup> of July aprons worn each year by the lunch team.

Catherine says, "My team are rockstars! They show up ready to work nonstop for two straight hours and keep coming back to help each year. I love them all! I want to acknowledge past volunteers as well: **Nadine Allen, Barbara Boyd, Lisa Buchner, Diane Dale,**

**Ann Dreyer, Barbara Goffman, Joan Ingle, Carol Kuhn, Yollie Mancino, Carmen Murphy, Kathy Newport, Jenny Rose, Kathy Samuel, Hansa and Lak Sehgal, Janice Stauffer, Cynthia Talley, Cathy Tyson, Meg Wilson** and, of course, staff members **Blayke, George, Dave, Tom and Ray** for helping us always."

**CHILDREN'S GAMES**—**JoAnne** and **Jack Webb** and family have been doing a fantastic job organizing the Children's Games for the past six years. To manage the fun events, they enlist the help of JoAnne's daughter **Kristin Annaloro**, granddaughters **Stella** and **Sophia**, relatives **Shiloh, Nancy, and Rachel**, and a host of volunteers.

Starting weeks ahead, JoAnne picks out really cool prizes, develops a schedule of games, and checks with Maintenance to be sure the grass in the Community Park will be mowed, dry, and free of clover and bees. Early on the 4<sup>th</sup> JoAnne and Jack set up the cones, flags, signs, tables, megaphones, badges, and those *really cool* prizes. There are races, relays, tug-o-war, sack races, and hopping ball for ages 3 to 10 – and this year a special category for kids over 10.

Come to the park after the Neighborhood Parade, wear tennis shoes to help you play your best, and look for volunteers with badges, clipboards, and whistles. Ready, set, go!

**SANDCASTLES**—We used to hold a Sandcastle Contest at the beach, but lately our sand supply isn't enough to warrant a contest. Maybe next year?

**BLUFF BARBECUE**—Our **Maintenance Team** rolls out the grill at the Bluff for those bringing meats and veggies to barbecue. It is rumored that Recreation Committee member **Sean Bitner** will do the honors lighting the grill this year.

**NIGHT LIGHTS**—In late afternoon, a DJ revvs up the party atmosphere at the Bluff. This year's tunes will come from **DJ George Graham**, who is sure to bring out the dancing and fun. And then, WOW, here comes the grand finale as the skies light up with **Fireworks** from locations around us.

**HAPPY 4<sup>TH</sup> NIGUEL SHORES!**

## TENNIS

“June Gloom” set in at our beach as a standing ritual last month, but we are seeing hints of warm weather coming with the “July Fry.”

This is also the time of year when Niguel Shores residents might be trading tennis in the Shores for traveling the world and playing tennis in “exotic” places here in the USA and across the World. But if you are in the Shores and not traveling this month, come out and enjoy the 4th of July festivities. The activities are always great and fun for all.

We hope each of you have an enjoyable 4th and look forward to seeing you on the Courts in the near future.

Penni and I would like to hear from residents on recommendations for increasing the tennis group in the Shores. You can contact us at (949) 422-9140 or [pacific92629@yahoo.com](mailto:pacific92629@yahoo.com)

Remember, enjoy life, keep your racquets moving, and live “Happy, Wild and Free.”

—Don Baer and Penni Buff-Baer

## PICKLEBALL

**Who Wants to Improve Their Pickleball Game?**—As a lifelong tennis coach lucky enough to coach and help coach many world class players, I find a lot of parallels to tennis as it relates to improving one's pickleball game. Here are a few tips.

- Take a lesson from a knowledgeable pickleball professional.
- Find a practice partner who is willing to drill on the things you either learned in your lesson or parts of your game



Instructor Bob Hochstadter and players at Pickleball Clinic in May.

you want to work on. Will just playing more improve your game? Yes, but the repetition of drilling on parts of your game will tremendously help expedite the process.

- We have a great community and open play system here. Everyone can play within our system, and we all get a chance to play with better players. When you find yourself with that opportunity, take advantage of it. Put ego aside and don't hit every ball to the lesser player. Direct more balls to the stronger player and you'll find your game will keep improving.
- Each time you walk on the court, pick one thing you truly want to focus on. It might be serving harder or deeper, returning a serve with more depth, or just working on your dinks. Doing this will help you build a strong well-rounded game.

**One More Thing**—My last bit of advice is this: Have fun! Pickleball is a social, fun, fast paced game that has a very user-friendly learning curve and has obviously helped so many residents of Niguel Shores meet great people in our community that we otherwise might not have known.

—Bob Hochstadter

## WATER AEROBICS

Water Aerobics has been a regular activity in Niguel Shores for many, many years. Both men and women enjoy exercising in our beautiful pool each Monday, Wednesday and Friday mornings from 9:00 to 10:00 year round. The group is welcoming, friendly and supportive and is nicknamed the Dippy Dolphins!

Cynthia Carlson has been our instructor for the past 16 years, but is now only able to teach on Fridays. We are in search of an additional instructor on Mondays and Wednesdays. If you are interested and qualified, or can recommend someone, please contact the office. Thank you!

—Michelle Ralph



## CUISINE CORNER

Folks, I don't know if you've been to Danielle's new **Maison** on Del Prado yet, but we were there for dinner and I ordered a Chicken Pot Pie. You won't believe it when you see it, and, moreover, when you eat it. It's big enough for two for an entree, or to take home for a second dinner. The taste (and I've had plenty in my life) is the best of all. If you enjoy this type of



dish, there's no one else that I know could come close to match this. Danielle has done it again.

—Bill Walkup

*Editor's Note: We took Bill's advice and tried Maison's chicken pot pie. Fantastic! And here's another tip: If you go for breakfast instead of dinner, try the blueberry pecan scone for a light, moist delicious treat with your morning coffee or entree. Delish.*



# ACTIVITIES

## BRIDGE

July, the seventh month of the year, is the fourth of seven months to have 31 days. July contains five Wednesdays to allow our Bridge club more days to play.

On the 4th of July we celebrate the adoption of the Declaration of Independence, our breaking away from political connection with Great Britain.

July is a warm month, but the Niguel Shores Bridge Club plays in our wonderful air-conditioned Clubhouse on Wednesdays at 10:30 so we stay cool.

Recently we played several great games. The winners are below:

**May 17:** Susan Allen dove into first, Glenda Wilson catapulted into second, and Bob French backed stroked into third.

**May 24:** Cherry Ramee secured first place, Jeri Gesto held on to second, and Bob French pulled up to third place for the second time this month.

**May 31:** Jane Olson, a reoccurring winner, came in first, Glenda Wilson came in second for the second time this month, and Jim Pinola, a very strong contender, came in third.

**June 7:** Bob French moved up from third place to first, Jim Pinola moved up to second place, and Jane Olson slipped into third.

**June 14:** Leslie Boyer landed on first, Jim Pinola remained in second place, and Jane Olson seems to really like third place.

These games challenge our players and, on any given Wednesday, a person can come in first, second or third. Good luck to all contenders.

Any person can join our Bridge group and we look forward to welcoming you. Please contact **Bob** or **Betty French** at (949) 312-2556 to learn more.

—Mike Oliva

## PAGE TURNERS

At our bi-annual joint meeting in June we learned the results of the voting for the nine books the club will read in the next “book club year.” We published the 21 titles suggested by the members in last month’s *Seashore News* and listed below, in the order of the number of votes received, are the nine winners.

*THE MARRIAGE PORTRAIT* – Maggie O’Farrell

*REMARKABLY BRIGHT CREATURES* – Shelby Van Pelt

*HORSE* – Geraldine Brooks

*LESSONS IN CHEMISTRY* – Bonnie Garmus

*EMPRESS OF THE NILE* – Lynne Olson

*THE ONLY WOMAN IN THE ROOM* – Marie Benedict

*ANGLE OF REPOSE* – Wallace Stegner

*THE WOMAN THEY COULD NOT SILENCE* – Kate Moore

*DEAR EDWARD* – Ann Napolitano

Page Turners book club consists of three groups—two meet on the 4th Thursday of the month and one meets the 4th Monday. All groups meet at the Clubhouse at 1:00 p.m. and we all read the same book each month. Page Turners takes a break from monthly meetings during July and August. Our “book club year” begins again in September. If you would like to know more, please contact one of the coordinators—**Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net), **Lisa Buchner** at [lisabuchner@cox.net](mailto:lisabuchner@cox.net) or myself at [fozimec@cox.net](mailto:fozimec@cox.net).

—Frances Ozimec

## LIBRARY

Dana Point Library offers programs for all ages free of charge. Here is a sampling of what’s going on in July. Call the Service Desk for more information at (949) 496-5517.

### Kids, Tweens, Teens

Color Happy, Mondays at 10:30

Lego Builders Club, Mondays at 2:30

Toddler Storytime, Tuesdays at 10:30

Kindergarten Readiness, Wednesdays at 10:30

Tweens Tinker, Tuesdays at 3:00

Dog Man Party, July 7 at 3:00

Cupcake Challenge, July 12 and 13 at 3:00

Dino Magic Show, July 20 at 10:30

Dance Party, July 27 at 10:30

### Adults

Cross Stitch, July 8 at 10:00

Foreign Film, July 8 at 2:00

Gentle Reads Book Group, July 13 at 10:30

Crochet, July 15 at 10:00

Tech Tutoring, July 17 at 3:30

Master Gardener, July 22

at 11:00

Seaside Book Group, July 24

at 10:30

### All Ages

Reading in Spanish, July 12

at 2:30

Jigsaw Puzzlers, July 14 at 11:00

—Dan DeNeve

## FOB REQUIRED

Our busy summer season is here! Remember to **bring your Fob for entry into the Community Center gate, pool, sports courts, and clubhouse.**

The Office staff cannot open the gate automatically, so please bring your Fob for admittance.

If you are hosting guests, please wait for them at the gate to admit them with your Fob.



## Wellness . . . A Healthy Weight

Ok, now take a deep breath and ZIP! Darn! It's ok. Let's try it again. Deep breath and ZIP! Unfortunately, no matter how many deep breaths you take, that special dress or those jeans from last summer just will not fit like they used to, and you just cannot ZIP them closed. What follows this experience is generally a lot of berating oneself about how this ever happened and how it will never change. Sigh. The agony of defeat is especially agonizing as the summer season begins.

However, don't let defeat take over your thoughts! Let's start with summertime and those warm summer days that are filled with enjoyable memories. Memories of growing children enjoying the sand and surf; the sun shining on us; eating sandwiches at the beach with that special added crunch that lives up to their name; the sound of seagulls in the briny fragranced air; barbecues with friends and family. Good summer memories!

Summer's warm weather calls us to shed a little more clothing than usual, to bare a little more skin with a special dress or pair of shorts, as well as (wait for it) the dreaded bathing suit. And let me tell you, as each year passes, the dread of the bathing suit just seems to grow. The expectations put upon us all, men and women, regarding how we appear in our clothing, especially in the summer, can just be plain overwhelming and frustrating.

But living up to the invented physical appearances that our culture subliminally puts upon us really isn't the point here. For most of us, not being able to squeeze into clothing that used to fit is a clear sign of unexpected weight gain, the kind that if not checked can exponentially increase over time leading to some very unfortunate health issues. Overweight and obesity have been and will remain controversial when deciding how best to deal with them, but what remains



is the clear fact that they are the mother and father of many maladies, such as high blood pressure, diabetes type two, cardiovascular disease, high cholesterol, joint pain, fatty liver disease, and so much more. Combine this with poor eating habits, a sedentary lifestyle, perhaps smoking, and so on, and you've got a prescription for reduced longevity accompanied by many possibly dangerous medical crises.

What we can do to fend off the seemingly irreversible trend of weight gain over time as we age, is to educate ourselves about what a healthy diet looks like and eat that way. Cutting one's overall caloric intake, making healthy choices, and keeping our bodies in motion as much as we are able – these can result in much needed weight loss over time. And the most important foundational piece while losing weight via a healthy balanced approach is that this is really about making major lifestyle changes—changes that can be sustained for the rest of your life. Not a 30 day cleanse, or a 90 day challenge. A lifetime of healthy eating, healthy motion, sleep, hydration, surrounding ourselves with a community of like-minded people, and a mindset that will work in our favor and last till the end of our existence. It's exciting to really understand that we, each one of us, can make such a profound long-term impact on our own health. So that zipping into those clothes that once didn't fit, well, now they do. And we are in charge of our health. Not our family's insistence that we eat Aunt Stella's cheese cake, or to please others by eating Uncle Ernie's lasagna. We can decrease our odds of coming down with the afore mentioned medical conditions by taking charge. We can ZIP into those clothes and into our optimal health, because we made the decision to take action and change our lives!

Do you have ideas that you'd like to share on this topic? Please, email me and let me know! To Your Health!

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

## DANA POINT THIS MONTH



### FARMER'S MARKET AND CRAFT VENDORS

7/2, 9, 16, 23, 30 from  
9 a.m. to 1 p.m.

La Plaza Park—34111 La Plaza

### 4TH OF JULY FLYOVER

7/4 from 5:55 to 6:00 p.m.

The Condor Squadron of WWII North American AT-6 airplanes will fly over Dana Point.

### 4TH OF JULY FIREWORKS

7/4 from 9 to 9:30 p.m.

Doheny State Beach  
25300 Dana Point Harbor Drive  
Dana Point, California 92629

### SUMMER JAMS

7/8 and 7/22 from 6 to 9 p.m.

Ocean Institute  
24299 Dana Point Harbor Drive

Two nights of live music, food trucks, drinks.  
\$25 tickets at [oceaninstitute.org](http://oceaninstitute.org)

### CONCERTS IN THE PARK

7/10, 17, 24, 31 from 3 to 6 p.m.

Sea Terrace Park  
33501 Niguel Road  
Tribute Bands, vendors, food and  
drink sales to benefit VFW 9934 and  
5th Marines.





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**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**



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# ZOCH

## REAL ESTATE

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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.

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REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

LISTED by **CONNIE**



**23502 SEAWARD ISLE ~ SPECTACULAR WHITEWATER VIEW AND SEASIDE LOCATION!**

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**33551 CAPSTAN DRIVE**

**23841 CASSANDRA BAY**

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**33701 MARLINSPIKE DRIVE**

**33521 MOONSAIL DRIVE**

**33981 NAUTICUS ISLE**

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

**5** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,539,000 - \$8,250,000

**6** HOMES CURRENTLY IN ESCROW  
PRICED AT \$1,750,000 - \$6,750,000

**21** HOMES SOLD IN 2023  
PRICED FROM \$1,400,000 - \$5,000,000

★ (PER MULTIPLE LISTING SERVICE AS OF 6/19/23) ★

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