

Seashore News



August 2023

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Issue 596

FROM THE HELM

Wow, what a great turnout for the 4th of July festivities! My wife and I joined in the parade, and it had to be one of the largest in the 23 years we've been in the Shores. It was great to see the creativity that went into decorating the golf carts and bikes. That's the spirit that makes Niguel Shores unique! A special thanks to Cole and the rest of the Securitas team who helped navigate the start of the parade and ensured a safe event throughout.

The most recent Board Meeting was held on July 12. At the Board's request, management from Harvest was in attendance to update us on a draft plan/recommendation for future landscape ideas moving forward as it relates to trees within the community. I reiterate that this effort is in the planning stages and likely won't commence until 2025. The first item the community should know is that the vast majority of trees you see across our landscape are original trees planted when Niguel Shores first became a community in the 1970s. Why do I mention that fact? Undoubtedly, like many of you who have lived in other locations prior to Niguel Shores, I've witnessed several situations whereby trees had unfortunately outgrown their initial planting areas and cities were forced to address those problematic issues (e.g. uplifted sidewalks, invasive roots, etc.)

We're fortunate that with Harvest as our contracted landscape company, we have certified arborists at our disposal who can survey our current tree plantings and conduct thorough assessments. That initial task has been done, whereby Harvest

has essentially itemized/catalogued our trees and evaluated structure, health and proximity to structures or high-traffic areas. Diseased or infested trees are also noted, and appropriate treatments or removal measures are recommended. After gathering all those data points, a well thought out recommendation was made which identified tree removal candidates along with proposed replacements. Many factors are "baked into" the recommendations including identification of specific species best suited for our local environment, root needs, watering needs, air circulation, and desired tree canopy.

As we progress, the plan is to keep the community updated and have Harvest conduct some open forum meetings, perhaps independent of a Board meeting, to share information. I do want to leave you with a key take-away. Please think about this effort as a **re-forestation measure**. The beauty of our landscape is paramount, and we'll strive to ensure that beauty is further enhanced.

P.S. Looking for some fun and educational events for the balance of your summer? Look no further than our neighboring **Ocean Institute** (www.oceaninstitute.org). A quick review of their calendar of events reveals a Distinguished Speaker Series across various marine topics, concerts, opportunities to sail aboard the *Spirit* tall ship or explore aboard the *RV Sea Explorer* for whales and other marine life, and Bioluminescence Night Cruises.

—Jim Cobb



Shores Summer Fun



MARKET UPDATE: DANA POINT REAL ESTATE MARKET REMAINS STRONG!



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



SOLD - 24021 WINDWARD DR! \$2,560,000



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



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



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



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



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



SOLD - 33554 HALYARD DR! \$1,738,000



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GENERAL MANAGER REPORT

I hope this newsletter finds you well and full of enjoyment with your Niguel Shores summer. Thank you all for making the 4th and month of July a safe and fantastic time for the community.

Homeowner and Association Trash—Last month I mentioned a reminder to everyone about the trash days and explained that sometimes the day may change if there is a holiday during the week. I now need to ask that when you have extra trash that may not fit in your trash bin, please hold on to it until the next trash day and put it in your own trash bin. Do not bring it to the Community Center or leave it for the Association to get rid of for you. We have a large dumpster, but the Association also has lots of trash needs and do not anticipate nor have room for homeowners bringing their trash to fill up the dumpster. I truly appreciate your understanding and thank you very much for your help with this matter.

EBikes and Our Gates—Many people have eBikes these days and while some know how to ride safely, others may not. We have some unlicensed individuals riding eBikes for enjoyment, but do not know the rules of the road in the same way that a licensed driver may know.

As always, I need to give you some information about the gates and how they affect the eBike rider and vehicle drivers entering gates. We recently had a situation at the Garibaldi gate (but this could happen at any gate) in which the vehicle tripped the gate with the barcode on their vehicle allowing the vehicle access to the community. The barrier arm went up and the gate opened. An eBike rider was waiting inside the gate to leave and decided to exit the entrance gate in front of the vehicle that was entering. The vehicle waited and after the eBike rider went out the vehicle attempted to go in. As

the eBike went out of the gate, it went over the sensor in the street. The sensor thought that the vehicle had already entered the gate, so the barrier arm came down and the gate began to close on the resident's car causing damage to the vehicle. Luckily this was the Garibaldi gate which does not have any spikes to come up and flatten tires. As a vehicle you must enter the gate slowly and if the arm begins to come down, stop, back up and let the barcode reader read again to allow you safe access.

Another thing that happens is if an eBike rider punches in the gate code at the Garibaldi or Manta gates, only that one bike is permitted to enter. The gate arm is tripped to come down after one entry so if there are two bikes the second bike could get hit with the gate arm if not quick enough. This has happened more frequently lately and someone could definitely get hurt if not following procedure.

The cautious thing to do when using the vehicle entrances and exits in Niguel Shores as an eBike rider is to act as if your bike was a normal "old school" bicycle. Ask yourself, "How would a bicycle enter or exit this gate?" Proceed with caution and even use your fob and slowly walk your eBike through the pedestrian gate.

Resident Roundtable—We will be having a resident roundtable on August 9 and hope to bring in a representative from Laguna Cliffs Marriott Resort and Spa to give a brief presentation to the community. At this point we do not have a lot of details, but will be providing more information via email blasts to the community or you can check on the website for updates.

Thank you all for helping to make sure we continue to have a fun and safe summer for all in Niguel Shores!

—Marla Miller

JULY 2023 BOARD MEETING: (GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited May 2023 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for June 14, 2023
- July 2023 Expense and Transfer (Actual)
- 2023 Committee Chair for Rules Committee
- Covenant Nauticus Isle
- Covenant Halyard Drive
- Transfer \$300,000 from Pacific Western to Comerica Operating Money Market Account to Keep Account Under FDIC Limits
- Ratify Approval to Transfer \$100,000 from Comerica Money Market Operating Account to Pacific Western
- Add an Emergency Item to the Agenda: Transfer \$100,000 from Pacific Western to Comerica Money Market Operating Account
- Transfer \$100,000 from Pacific Western to Comerica Money Market Operating Account to Keep Account Under FDIC Limits

- Engineering and Survey Services for Drain Improvements
- 2023 Street Overlay and Repair :Project Contractor Proposal
- Legal Contract Proposal

TABLED:

- Ratify Approval of Letter of Intent to Land Forms Construction

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (June)
- Recreational Amenity Update
- Land Forms Landscape Construction Contract
- California Bank & Trust – Close Account
- Draft Tree Plan in Community – Harvest Present
- Correspondence
- Manager's Report

CANCELLED:

- Appeal of View Preservation Committee Decision – Resolved Prior to Meeting

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, AUGUST 9, 2023, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING AT 5:00 P.M.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE

Drainage and Rain Gutters

The warm summer season and our balmy weather makes it easy to forget the record setting rains we received this past winter. Surprisingly, climatologists are forecasting El Niño conditions yet again for our upcoming rainy season. According to the California Geological Survey, the recent landslides in Rolling Hills, California may be a grim reminder of how important it is to properly drain and channel water from a subdivided area. Water infiltrating the earth is the most common cause of landslides.

Niguel Shores sits on a series of terraced bluffs created by grading and compacting soil. Each of us have sprinklers, gutters and (possibly) leaky pipes that could create movement in our compacted soil. Most of the area within our community was constructed in the 1970s. Since that time, regulations have become stricter with limitations on how steep builders can grade lots, now requiring more sub surface drainage systems and more compact soil. While a landslide is an extreme example, faulty drainage can result in accumulation of harmful mold, staining of walls or even structural damage to the foundation of your home or your neighbor's home, particularly in areas like ours where we may have zero lot lines.

Effective yard/landscape drainage is a necessity for every residence in our community and this is a perfect time to inspect drains and rain gutters for needed maintenance. Walk around the perimeter of your home and make a visual inspection of your rain gutters. Look for detached gutters or downspouts. Gutters that have pulled away or become detached can cause water to run down your home's exterior or cause pooling that may even affect the exterior and foundation of your neighbor's home. If possible, inspect your downspouts. If they are clogged with debris, water has no place to go and backs up creating spilling over the sides during rainstorms. In Niguel Shores, gutter downspouts must be connected to a properly designed drainage system to prevent runoff. It's a good idea to have a professional service check your gutters and drainage system periodically.

—Mike Stively

COMMUNICATION COMMITTEE

It can't be said often enough: Our *Seashore News* team is the best! You know them. They are your Niguel Shores neighbors, the people living on your street, your friends at the pool or the park or the bluff—and each month they do a fantastic job of covering events here in Niguel Shores for

our newsletter. We mean it sincerely when we say “Thank You” to our volunteer team of reporters, photographers, editors, and deliverers for all they do.

Even if they're on vacation, we still hear from them. This month, an article came in from one of our writers vacationing in Oregon along the Columbia River Gorge. Another reporter checked in from Barcelona with her article. Still another gathered news from our committees while on the way to Nova Scotia. And the list goes on. If a delivery person is out of town, others kindly step up to substitute. If there's a photo-worthy activity, it's awesome how many photos come in!

So here is a huge note of appreciation to those who have contributed recently as our committee, club, activity, sports, and feature reporters, including **Don Baer, Debi Berk, Edwina Bynoe, Susan Courtney, Susan Davis, Geoff Dunlevie, Bob Hochstadter, Chris Horpel, Terry Link, Lisa Merenbach, Bonnie Meyer, Tim Moore, Tim Murphy, Mike Oliva, Frances Ozimec, Judi Palladino, Karey Palmer, Michelle Ralph, Jennifer Rose, Patti Staudenbauer, Sharon Stewart, Mike Stively, Ann Strauss, Jessica Wright**. More kudos to **Meg Wilson, Jane Olson, Tina Fornadley, Laurel Yocca**, and **Gary Tinnes** for their photography; to **Mary Ellen Hofmann** and the distributors on her team for delivering the *Seashore News* to homes on each street; and to our **advertisers** for helping to support the newsletter.

And one more thing: **We invite you to join the team!** If you are interested in promoting communication in our community with your ideas or your journalistic bent; if you want first-hand knowledge of what's happening in the Shores; if you want to be part of a friendly group who truly value the history of the Shores and the local area; if you look forward to sustaining the positive in what we have and improving the future where needed—consider volunteering as a Communication Committee member, a news gatherer in your neighborhood, a club or committee reporter, a feature columnist, a photographer, or a delivery person in your area. Check in the Office for details, leave your name, and we will contact you with more information.

—Sandy Homicz

RECREATION COMMITTEE

What a fantastic turnout for 4th of July this year! Thank you to all the Recreation members, NSCA residents and staff who helped with this event and made it special, especially **Sean Bittner** for managing the BBQ and watching over it for all the residents to enjoy!

COMMITTEE REPORTS



August Events:

Free Ice Cream at the Bluff sponsored by Harvest Lnd. – **Friday, August 4, from 3 to 5 p.m.** The Association’s landscape contractor, Harvest Landscape, will be sponsoring this month’s ice cream event! Come on down to the Beach Bluff for a free ice cream, Harvest Lnd. merch, and some summer tunes. They will provide one free ice cream coupon at the event per resident to enjoy. A big thank you to Harvest!

Band by the Sea – Saturday, August 19, from 5 to 8 p.m.

Enjoy great music from Those Guys Band and dance the night away with neighbors, family and friends. Ticket sales start August 1 at a cost of \$15 each. Reserve a rectangle table for \$150 (10 tickets) or an octagon table for \$120 (8 tickets).

Upcoming Events:

Ice Cream at the Bluff – **Friday, September 1, from 3 to 5 p.m.**

Labor Day BBQ – **Sunday, September 3, from 5 to 8 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!

—*Recreation Committee*

RECREATION AMENITIES

Enhancement Project

We are one step closer to the start of construction!

After careful review and bid negotiations, the Board issued a Letter of Intent to enter into a construction contract with the recommended contractor. The contract is under legal review by both parties and should be signed and executed shortly. The Letter of Intent has allowed the contractor to begin detailed planning and lining up their material suppliers and specialty subcontractors.

The targeted construction schedule remains to begin the week after Labor Day and to be completed by the end of December.

Look for updates via the *Seashore News*, resident meetings, and the Niguel Shores website.

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

Happy August!

—*Debi Berk*

TRAFFIC AND SAFETY

Golf Carts and Neighborhood Electric Vehicles

The California Vehicle Code specifies differences between Golf Carts and what are known as Neighborhood Electric Vehicles (NEV). We addressed this issue in times past, but according to recent reports some new folks may not be familiar with current rules or the laws pertaining to these vehicles. NEVs are battery or electric powered, have definite speed and weight limits, and are equipped to be street-operational. Golf Carts are restricted to a slower speed than NEVs, have lower weight limits, and are to be used on a golf course or within a mile of a course. If Golf Carts are used off the course, they must be street-ready with lights, seat belts, etc. and driven in accordance with both the California Vehicle Code and our community rules and regulations.

Here are several important points to remember when using these vehicles within our community:

- Every operator of a Golf Cart or NEV must possess a valid driver’s license. Consequently, every driver must be 16 years or older and the vehicle must be insured.
- Every Golf Cart and NEV operating in our community must be registered with our NSCA Office.
- The operator of the vehicle is responsible for the seating and number of passengers, who must be seated in a space specifically designed for sitting. Note: An adult present will be held responsible for allowing an unlicensed person to drive or allowing improper seating.
- Should a law enforcement officer stop an unlicensed driver of an NEV in our community, the driver may receive a citation and the NEV impounded and stored for up to 30 days.
- An underaged unlicensed driver can have the privilege of obtaining his/her driver’s license delayed for months or longer.

—*God Bless . . . Tim Murphy*

VIEW PRESERVATION COMMITTEE

The View Preservation Committee is looking for homeowners interested in volunteering to join the Committee!

The View Preservation Committee reviews concerns submitted to NSCA from homeowners regarding view blockages from plantings or trees on private lots. The Committee has authority to require any homeowner to remove,

COMMITTEE REPORTS

trim, top or prune any tree, shrub or hedge on his/her property which it believes unreasonably impedes the view from any lot.

Each month, site visits are conducted by the Committee to each concerned homeowner's property in order to view the reported blockage. The mantra that Committee members are constantly repeating says, "Is this an unreasonable view

blockage?" In accordance with the governing documents this term can be very subjective, so it is always good to have members with a good, *reasonable* head on their shoulders.

If interested in becoming part of this team, please contact Matt Northrop in the Niguel Shores office at mnorthrop@niguelshores.org for more information.

—View Preservation Committee

CLUBS

WOMEN'S CLUB

Abraham Lincoln said, "I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him." I think we can all concur, this quote applies to the many amazing folks in Niguel Shores who contribute to making our community a truly special place. Last month, as 4th of July approached, flags were waving throughout our streets, golf carts and bikes were adorned with an abundance of red, white and blue décor, and the delicious aroma of barbecues permeated the neighborhood. Pride in our nation, as well as our community, shined through during the many festivities organized and supported by the clubs, committees, families, and staff of Niguel Shores.

Women's Club Outside Activity

EVENT: Laguna Festival Runway Show

DATE & TIME: SUNDAY, AUGUST 20

SPECIAL INFORMATION: Join us at the Laguna Beach Festival Grounds for the annual Festival Runway Fashion Show on August 20. Local Artists compete to create costumes and gowns using reclaimed, re-used or recycled materials—and the results are always amazing!

Admission is free with this year's Pageant ticket, Festival Passport or Membership Card. If not, tickets are available at the ticket booth: \$15 for adults or \$11 for those over 65.

Anyone wishing to take the trolley should meet at the Laguna Beach Trolley Stop next to the Ritz Carlton. We will take the first trolley leaving at or after 10:00 a.m. so arrive early. Also, feel free to drive on your own or with friends and meet us at the information booth just inside the gate of the festival grounds at 10:45. The Runway Fashion Show begins at 12:00 p.m. and is very popular, so plan accordingly. After the show, return home at your own convenience or after lunch on the grounds or at a local restaurant.

Please contact Jennifer Rose at (949) 287-3263 if you have any questions.

This year, the Women's Club continued the tradition of providing lunch to the hungry crowds after the 4th of July parade. Sandwich sales, as well as the bake sale, were a big success! Thanks to the many volunteers, under the leadership of **Catherine Bitran**, who helped with lunch organization and sales: **Linda Curie, Suki Hahn, Mary Ellen Hofmann, Petra Lemelin, Terry Link, Judi Palladino, Sandi Stauffer** and **Nancy Tinnes**, among many others.



Club Presidents Geoff Dunlevie (Men's Club) and Sharon Stewart (Women's Club).

Brand new this year to the 4th of July festivities was a Cake Walk. Thanks to our awesome team: **Carol and Len Bebee, Gigi McDonnell, Michelle Ralph, Lydia Reese, Deb and Bob Schreiber, and Patti Staudenbaur**, who directed an estimated one hundred participants in the Cake Walk. Over thirty kids and adults were lucky enough to have their numbers called and went home with a delicious cake or pie! Win or lose, it was great fun for all participants and volunteers. The Cake Walk may just end up being a new tradition in Niguel Shores. As an important note, it couldn't have happened without the baked goods donated by our members. We have some talented bakers amongst our club membership! Thank you!

If you are interested in participating in Women's Club, please join! We have seen a huge surge of new faces and volunteers. Membership forms are available at the Niguel Shores office. If you have questions, please contact one of the Membership Co-Chairs, **Judi Palladino** at twopalls@yahoo.com or **Kathy Zoch** at kathyzoch@ochomes.org for more information and online applications.

—Karey Palmer

CLUBS

MEN'S CLUB

Our July 4th meeting got off to a ... Oh, wait. There was no July 4th meeting! That's right. That was the morning so many of our Men's Club members were otherwise occupied scooping, cutting, cooking, setting, serving, preparing, refilling, and cleaning up at the big **Men's Club 4th of July Pancake Breakfast**.

The guys must have done several things right, because the breakfast was a huge success. It all started with the planning process, courtesy of **John Yocca, Geoff Dunlevie, John Chis**, and several others pre-ordering enough coffee cups, eggs, buttermilk, orange juice, maple syrup and numerous other products at the grocery store. Thanks to **Howard Gasser** for his help with the sausage.

Next, picking it all up and transporting it to the Clubhouse kitchen for speedy refrigeration was no small task. Thanks again to **Tim Williams, Rob Williams, John Chis Sr. and Jr. too, Roy Dohner, Gary Tinnes**, and others. After that came the fun part, washing and cutting up sooo many watermelons, cantaloupes, and bunches of grapes, then returning the fresh fruit to the big fridges. And don't forget setting the tables, inside and outside. (I think **John Yocca** was involved.)

On the big day, shortly after sunrise, it was cooking time. Special thanks to **Rob Wollin, Steve Morris, Mike Roberts, Al Glatt, John Chis, Erick Eckes**. These fellows put in a long and successful day. Well over 400 meals were prepared and served, and the Club's Scholarship funding situation was improved considerably. Thanks to all who came. We hope you enjoyed the morning. We look forward to seeing you all again next year.

The Men's Club did have an actual meeting on July 18. We enjoyed another fine breakfast, and heard an inspirational story from fellow Club member **Daniel Burgner** about the work **Daniel** and his wife **Cathy** do in Uganda, working to improve the plight of a less fortunate population.

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 you will enjoy a fine, hot breakfast, no charge to you. Come and see what all the fuss is about. You won't be disappointed.

—Tim Moore



Daniel Burgner

GARDEN CLUB

The Garden Club has a new slate of officers for the coming 2023-24 year:

Sandi & Janice Stauffer – Co-Presidents

Suzanne Enis – Vice-President

Martha Burns – Secretary

Robbie Wollin & Bill Imbriale – Co-Treasurers

Susan Courtney – Membership

The Club takes a summer break in July and August. We will begin meeting again this September. Our meetings are held on the third Monday of the month at 11 am, in the Clubhouse, unless otherwise stipulated.

Niguel Shores residents are welcome to join. You do not need to be a gardening expert. Members share a love of gardening and gardens in general, large or small. Most members are interested in learning new tips and improving their own home gardens.

Meetings are varied and may comprise a speaker, workshop, garden-related projects or a field trip. Refreshments are served at each meeting. Dues are \$20 per person. To join, sign-up forms are in the NSCA Office. Those who join each year before August 1 are included in the current Garden Club Directory.

We hope you will join us at our first meeting this September!

—Judi Palladino

*“Study nature, love nature, stay close to nature. It will never fail you”
—Frank Lloyd Wright*

“If you truly love nature, you will find beauty everywhere.”

—Laura Ingalls Wilder

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trip. Refreshments are served at each meeting. Dues are \$20 per person. To join, sign-up forms are in the NSCA Office. Those who join each year before August 1 are included in the current Garden Club Directory.

We hope you will join us at our first meeting this September!

—Judi Palladino

IN MEMORIAM

Richard “Dick” Erkeneff

September 15, 1935—June 24, 2023

Men's Club member and Niguel Shores resident
on Windjammer Drive

Our condolences to Richard's widow Stevie Erkeneff,
to his surviving children Pegge, Cathy, and Rick,
and to his six grandchildren.

ACTIVITIES

BRIDGE

This year is going by so quickly it's already August. In July we posted five weeks of winners while this month we are only posting four. Overall, the Bridge club plays once a week, 50 times a year, but several of our players play two and three times a week outside the club—bringing them experience in possibly 100 to 150 games a year! No matter how many times you play, Bridge is a social game and is to be enjoyed. Please call and we will set up a time for you to play. Our Bridge club plays each week on Wednesday, beginning at 10:30 a.m. in the community clubhouse. Reservations are required.



Bridge winners Jim, Jane, and Bob.



July 5: Betty French placed first, Muriel Krazewski and Patty Hollis both came in second and split the second and third place trophies.

July 12: Muriel Krazewski moved up from second place last week to first place, Elizabeth Miller came in second, and our elusive Bill Imbriale came in third.

We welcome all players to our Bridge group. Please contact **Bob** or **Betty French** at (949) 312-2556 to join us.

—Mike Oliva

PAGE TURNERS

Page Turners Book Club is on vacation in August. We will resume our monthly discussion groups in September. We welcome new members and we have three groups from which to choose the most convenient time for you. One group meets the fourth Monday of the month and the other two groups meet, separately, the fourth Thursday of the month. All groups meet at the clubhouse. If you would like more information please contact one of the coordinators, **Steve** and **Ann Morris** at samwrsi@cox.net, **Lisa Buchner** at lisabuchner@cox.net or **Frances** at fozimec@cox.net.

—Frances Ozimec

MICHAEL H. MASILOTTI

ARCHITECTS

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ACTIVITIES

LIBRARY

Dana Point Library offers free public programs for all ages. Copies of book club selections are available at the Service Desk. Call the library at (949) 496-5517 for details about the following activities:

CHILDREN

- Builders Club**—Mondays at 2:30 p.m.
- Toddler Storytime**—Tuesdays at 10:30 a.m.
- Kindergarten Readiness Storytime**—Wednesdays at 10:30 a.m.
- Coloring Club**—Saturdays from 10 a.m. to 4 p.m.

FAMILIES

- Reading in Spanish with Carmen**—Wednesday 8/23 at 2:30 p.m.



ADULTS

- Coloring Club**—Mondays at 10:30 a.m.
- Cross Stitch**—Saturday 8/5 at 10 a.m.
- Gentle Reads Book Group**—Thursday 8/10 at 10:30 a.m.
- Jigsaw Puzzlers**—Friday 8/11 at 11 a.m.
- Crochet**—Saturday 8/19 at 10 a.m.
- Foreign Film “Free Men” (French)**—Saturday 8/19 at 2 p.m.
- Tech Tutoring for Seniors**—Monday 8/21 at 3:30 p.m.
- Seaside Book Group**—Monday 8/28 at 10:30 a.m.



ACCOLADES

Last month, our residents **Creighton Wahl** and his parents, **Dot** and **Gary Wahl** headed to Florida to take part in the National Down Syndrome Congress. Each of the workshops was led by an individual who has Down Syndrome, and Creighton was one of the presenters. He gave a workshop on Coloring, a hobby he took up during COVID and one in which he has become very proficient. This year’s conference had over 400 participants and included workshops for parents, siblings and grandparents as well as a tradeshow that featured



educational opportunities, recreation and life skill camps, housing and career information, and a range of other possibilities. Creighton just celebrated his 41st birthday and continues to enjoy his coworkers, family and friends here in Niguel Shores. We are proud to feature Creighton in the *Seashore News* and celebrate his success.



—Patti Staudenbaur



Creighton and his coloring.



DANA POINT THIS MONTH

SUMMER JAMS CONCERT

Friday, 8/4

6 to 9 p.m.

Ocean Institute

oceaninstitute.org

FARMERS MARKET AND CRAFTS

Saturdays 8/5, 12, 19, 26

9 a.m. to Noon

La Plaza Park

CONCERTS IN THE PARK

Sunday 8/6, 13

3 to 6 p.m.

Sea Terrace Park

DP CLASSIC CAR SHOW

Sunday 8/27

10 a.m. to 3 p.m.

Del Prado Avenue Promenade



MONARCH SUNRISE ROTARY GALA

Friday, 8/25, 6 to 10 p.m.

Ocean Institute

danapointrotary.org

GOLF TOURNAMENT TO BENEFIT PENDLETON MARINES

Monday, 8/28 check in at 8 a.m.

Bella Colina Golf Course

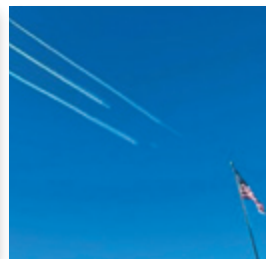
Register at marinecorpsleaguesouthcoast.org

INDEPENDENCE DAY 2023

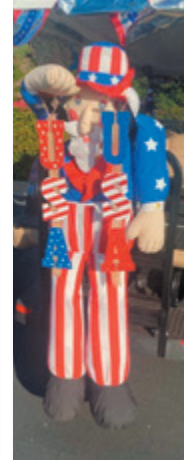
Pancake Breakfast



Flag Raising and Flyover



Uncle Sam



Once again, our July 4th Celebration was fantastic! Hundreds of our neighbors turned out for all-day activities provided by dozens of Niguel Shores volunteer residents. At 8:30 a.m. our Men's Club prepared and served their traditional pancake breakfast with coffee and orange juice to hundreds of hungry folks. Talk about teamwork at its BEST!

The Saddleback Young Marines raised Old Glory and our State flag as we pledged allegiance to our country, and sang patriotic songs led by Alicia Kuhn and M.E. Banks.

Our thanks to Orange County Fire Authority Station #30 who lent their lights and siren to lead the Patriots Parade through our neighborhood streets. Hundreds of residents and guests, golf carts, bikes, scooters, skaters and canines—all decorated in patriotic red, white and blue—marched along the parade route.

The parade ended back at the Clubhouse where the Women's Club served and sold "Vito" sub-sandwiches and sweet old-fashioned treats. The first ever Niguel Shores July 4th Cake Walk was a BIG hit—an annual event in the making if you ask me.

Activities continued in the park with Children's Games of all

kinds and prizes given for first place and best participants. Tattoo artists were busy applying various patriot non-permanent tattoos.

Uncle Sam was in the middle of the day's goings-on, taking photos with the crowd, holding babies and handing out treats to the young and young at heart. What a wonderful sense of community we have in Niguel Shores!

Then it was down to our Beach Bluff Park, where the traditional hot coals and ocean breeze barbeque were ready for 5 p.m. grilling. Music filled the air and a Patriotic Flyover graced our skies in perfect formation. As the sun set into the ocean, Fireworks glowed from various locations in and around Dana Point.

I want to personally thank all our community-minded volunteers who once again made this day another beautiful memory for our great neighborhood. Final thanks to our Recreation Committee, Maintenance, Security and Office Staff. We are truly blessed to have all their support and assistance to make our Independence Day celebration another HUGE success!

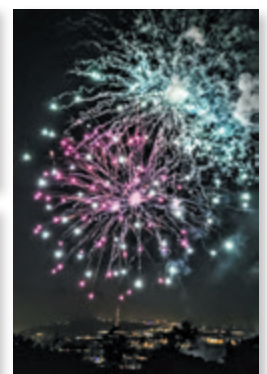
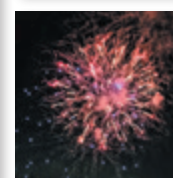
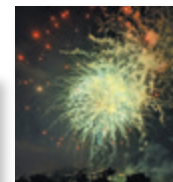
Party On!

In celebration — Nancy Tinnes

Bluff Party



Fireworks





Patriots Parade

4th of July Golf Cart Decorating Contest Winners

Cheers to all who participated in the July 4, 2023 Golf Cart Decorating Contest.

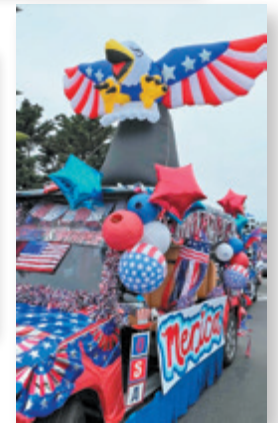
Here are the winners:

Most Patriotic

- 1st Jenkins — “Merica”
- 2nd Wake — “Ducks”
- 3rd Pentz — “Happy 4th”

Most Creative

- 1st Jenkins — “Soccer”
- 2nd Porter — “Mt. Rushmore”
- 3rd Maier — “Shark”



Children’s Games



Cake Walk



As NSCA General Manager for the past ten years, **Marla Miller** has worked closely with our **Board of Directors, Committees, and Staff** who all express appreciation for her unfailing dedication to the residents of Niguel Shores. Here are some notes from the NSCA Board and Committees about Marla's professionalism and personal involvement in our community.

From the NSCA Board of Directors:

Marla's journey with Niguel Shores began a decade ago in 2013 when she joined us as our General Manager—a professional eager to make a difference. In 2022 she was awarded the Excellence Award for Outstanding Service from the Community Associations Institute, Orange County Chapter. With her strong background and certification in property management, coupled with an unwavering commitment to excellence and her warm and approachable demeanor, she quickly won the hearts of residents and staff alike.

Beyond her professional achievements, Marla has become an integral part of our neighborhood's fabric. She knows residents by name and has a genuine interest in their well-being. Whether assisting with community events, addressing concerns, or simply lending a listening ear, Marla's compassionate approach has fostered a strong sense of unity and camaraderie among residents. Marla's leadership within our community is evident as she heads the office and maintenance staff, many of whom have been committed employees for many years, a testament to her strong interpersonal skills. Under Marla's direction, Niguel Shores has continued to flourish as she has led numerous community projects, ensuring our facilities are always in top shape, all with a keen focus on maintaining a healthy balance sheet. Marla's dedication to creating a modern and eco-friendly environment has set a standard of excellence that other communities strive to achieve.

Marla was born and raised in Oregon, completed her Business Management BA from the University of Phoenix,

and since then has been involved with property management. When she's not working, Marla enjoys time with her children and grandchildren as well as hiking, golfing and sailing.

We want to congratulate her for ten years of wonderful service to our community and its residents. Thank you, Marla!

From the NSCA Staff:

August 19 marks the tenth year we've been fortunate to have Marla Miller as our General Manager here at Niguel Shores. Since Marla started in August of 2013, she has set an exemplary standard for all her staff with her hard work, ethics, and dedication. She devotes 110% of her time to this Community and always does it with a smile and positive attitude.

Marla attends every Committee meeting, every Board meeting, often stays late until the job is done. She never complains and is a constant source of information and a huge asset to Niguel Shores. This Community wouldn't be the same without her loyalty, knowledge, and ability to always strive for the best and treat everyone equally. Congratulations, Marla. We're lucky to have you.

From the Finance Committee:

Marla's journey with the Finance Committee over the last ten years has carried us through 10 annual budgets and reserve studies, 10 CPA audits, 2 different in-house accountants and then to an outside accounting firm, 2 different investment firms and numerous banks. That adds up to a lot of changes. Through it all she has maintained a positive attitude and professional manner. She has been very helpful to get the answers to our questions and any additional information we have requested. She is a top notch manager. Congratulations, Marla, well done!

From the Landscape and View Preservation Committees:

Ten years! They certainly went fast. We have had the pleasure of working with Marla on numerous projects and appreciate her professionalism. We are lucky to have her



SPOTLIGHT

expertise in helping to make Niguel Shores a great place to live. Congratulations on your anniversary, Marla.

From the Recreation Committee:

We all thank Marla so very much for being so supportive of the Recreation Committee and our events. She is not just our General Manager, but she is also a huge part of our community. Where else would you find the GM helping with our July 4th festivities? No where! Thank you, Marla, for just being you ... efficient, fair, understanding and, most of all, loyal to Niguel Shores.

From the Traffic and Safety Committee:

Happy Ten Year Work Anniversary, Marla! On behalf of the Traffic and Safety Committee, we thank you for your dedication to our community and to our committee. You bring a wealth of knowledge, common sense, patience, and a sense of humor to our meetings. We appreciate your willingness to listen to our ideas and the thoughtfulness of your responses. We are so blessed to have you as our General Manager. Thank you for all you do to make Niguel Shores a wonderful community!

From the Communication Committee:

Compliments to Marla for her depth of knowledge about

our community and dedication to being a proactive part of all that happens here. In working with her, our committee sees how Marla keeps our community's interests at forefront and how she works to assure Niguel Shores functions smoothly. She actively takes part in our events and offers generous help where needed. For example, last year

right before 4th of July, our committee realized we overlooked delivery of the *Seashore News* to more than 100 homes, and it contained the 4th of July schedule. The office was locked for the weekend with the alarm on, but Marla came right away on her day off to open the office and count out the copies so those 100 homes would have the issue before the 4th. We doubt there a General Manager anywhere who would come to the rescue on the weekend for a small situation like delivering a newsletter, but Marla did. She responds to our committee questions even if it's late at night or early in the morning when we need to get the newsletter to the printer by deadline.

Not many management employees work beyond their office hours, but Marla does. She's alert to the needs of the community, has a wealth of training and experience in community management, knows our residents personally by name and circumstance, listens to concerns, and gives way beyond 100% to Niguel Shores each day. Marla, thank you for all you contribute to our community!



SPORTS

PICKLEBALL

You take a look at our busy courts on Friday and Saturday mornings and you wonder, are we Niguel Shores residents unique in our love for this game that's a combo of Ping Pong, Tennis and Badminton—or is the rest of the country just as crazy?

Well, after a little research it looks like we are just a small part of the Pickleball boom that has struck the United States. Pickleball is the fastest growing sport in America. The sport's average growth rate over the past three years is 158%. There are 36.5 million people that played Pickleball at least 1 time last year, with 9 million of those considered hard-core regular players.

Rumor has it that Pickleball is an old people's game, but interestingly enough, the largest age bracket of players is 18 to 34 at 29%.

Who started this crazy phenomenon? It was three dads on vacation in Bainbridge Island looking for a new game for their families, and all they had was a badminton court, ping pong paddles and a Wiffleball. *Voila!* Pickleball was invented.

There are two stories about the name *Pickleball*. One says the game was named after something to do with boat races in the Pacific Northwest. Personally, I like the other story saying the Prichards (one of the founding families) had a dog named Pickles that loved chasing and stealing the Wiffleball.

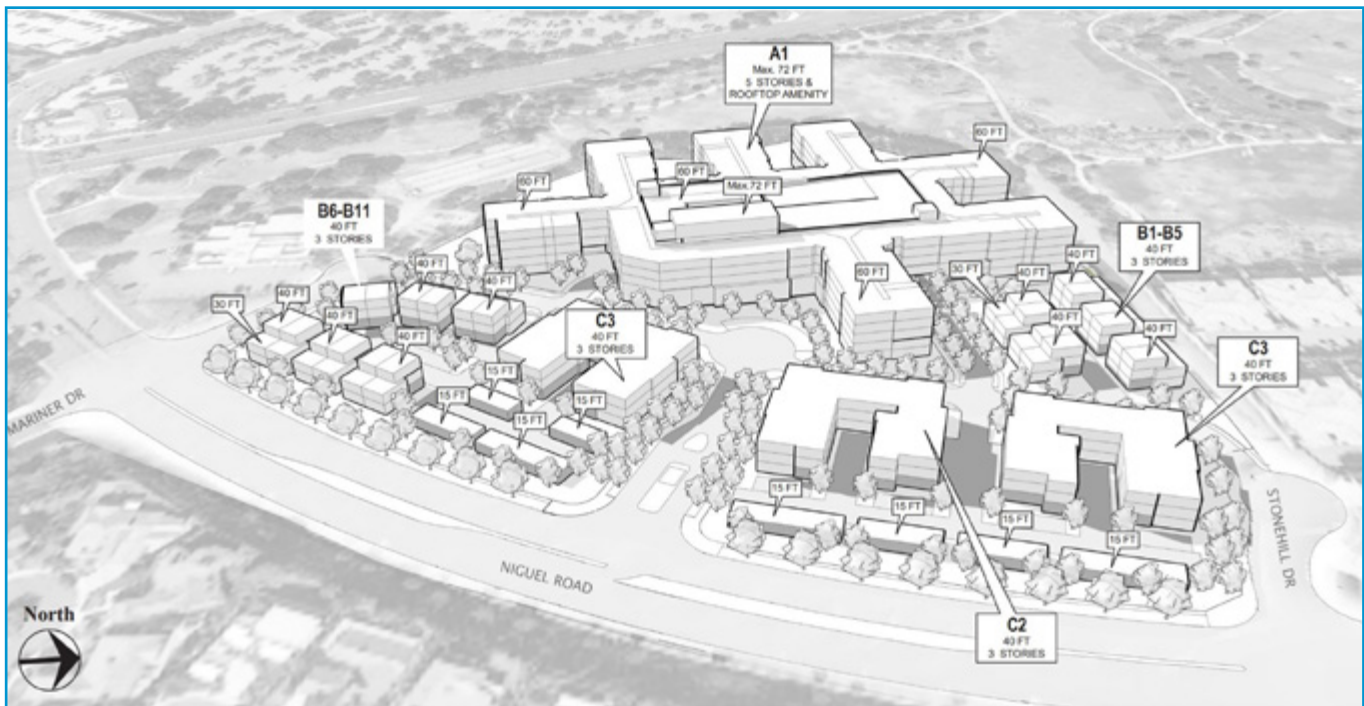
In conclusion, if you're reading this and haven't tried this nutty sport of Pickleball, come on down to the courts and join the rest of us crazies. Trust me, everyone is welcome.

—Bob Hochstadter

THE PROPOSED MONARCH VILLAS DEVELOPMENT

Stay informed, be part of the conversation. A re-imagining of the current apartment complex across the street from Niguel Shores is now in progress. The proposed Monarch Villas development next to the Dana Point Library and adjacent to Sea Terrace Park would replace the existing 208 apartments with 391 new units and 625 parking spaces. The structures

would range in height from three stories to five stories. You can read the developer's concept statement and see preliminary drawings at <https://www.imaginembvillas.com> where you can also sign up to be notified of future progress. Since this project may affect views and traffic in our area, it is important to stay informed and be part of the ongoing conversation.



The developer's preliminary elevation concept for Monarch Villas shows 391 units in buildings from 40 to 72 feet high



CUISINE CORNER

Looking for a tasty meal nearby? Something different than the usual? Go no further than **Copenhagen Corner** in the shopping center on Niguel Road at Clubhouse Drive.

The owners, Mona and Fred, have duplicated Denmark's favorite dishes and added a few more from other European areas to create a great local restaurant well worthy of your next lunch or dinner out.

They are open for lunch and dinner from 11 a.m. to 9 p.m. every day except Monday. There are Danish pastries, omelettes, salads, open-faced sandwiches, and unique offerings like pork belly with creamy sauce, Forloren Hare (Danish meatloaf), Hakkebof (Danish version of *loco moco* with beef, onions and egg), braised lamb

shank in red wine, Stjernes kud (seafood sampler with veggies and caviar). All worth a try!

At dinner, we ordered Danish Frikadeller and Austrian Weinerschnitzel that were both delicious and very faithful to what you would find visiting their countries of origin.

The Frikadeller (pork meatballs) were delicate inside and nicely browned outside, served with sweet red cabbage, pickled cucumbers, and their signature roasted potatoes. The tender veal schnitzel came out perfectly juicy inside with a crisp breading topped with lemon and capers. Delicious.

Check out their menus with pictures and prices at CopenhagenCornerOC.com,

—Sandy Homicz

Wellness . . . Breathe

While sitting in my car under a brilliant blue sky waiting for the light to change, I noted the names of the vehicle models around me. One was a *DEFENDER* and the other was a *RAM*. Since I drive a *MINI COOPER*, I was feeling very small surrounded by all that strength. It did make me think, however, about my family's past cars, which I was sure sounded "happier."

We had a '51 Ford coupe that lasted well into the '60s (I don't remember its model name, just that it was so hot inside.) We also drove a turquoise '58 *CHEVY IMPALA* station wagon (picture that!) which took us everywhere. Our Impala was like an antelope gracefully bounding along the Ventura Freeway trying to escape the summer heat of the San Fernando Valley as we headed to the beach. Then there were a couple of *PONTIAC CATALINAS* that even came to Dana Point with us in 1970.

The names *IMPALA* and *CATALINA* sounded adventurous and beautiful—as if, once you sat inside, the troubles of the world were behind you. Just like the commercials of the day, the car carried you to a place without responsibilities, worries, or cares. Of course, my parents were a generation ahead of me and I seriously doubt that they had the same experience as their 10-year-old daughter when they fired up the V8 and headed for Santa Monica or Zuma Beach. They were enjoying the moment but also thinking about what had to be done next for the drive, and how they had to face the harsh realities of life when we all got home, like making kids do chores, feed pets, take baths and more. They probably didn't imagine, like I did, being in Catalina (the island, not just the name of the car) relaxing and swimming in the ocean like Doris Day.



These rambling thoughts (we never owned a *RAMBLER*, just FYI) and free associations borne of cars' names and the

beautiful places they evoked, were quickly shattered when the signal turned green, and I was abruptly transported back to the fast-paced life in which we live. I took a deep breath as I completed my left turn and, while exhaling my way around the curve, envisioned a place of quiet serenity in which to appreciate the beauty of the moment, which I'll admit could be a challenge in traffic, but not out of the realm of possibility. It's all in how you look at it.

It was then I remembered a conversation with a friend about how, when we experience our surroundings through the lens of mindfulness, our lives can become much less stressful, allowing peace and serenity to guide us through our daily maze.

Whether you're doing laundry, working from home, sitting in traffic, or on a walk, simply noticing your surroundings is a best practice if you want to increase your ability to live in the moment and achieve that sense of calm that's so good for our overall health. Use your senses to notice the various qualities of what's around you, like the color of the leaves on a nearby plant, the sound and feel of the path upon which you're walking, gently touching a flower and noticing the details of its simple beauty, smelling the air as we breathe it in. Even in traffic, having empathy for the other drivers with stories you'll never know can lower your stress in that moment. Activities you love, such as gardening, playing music, or taking a walk can be filled with mindfulness and improve your overall health. Anxiety and depression can be reduced, sleep improved, blood pressure lowered, and even coping with chronic pain can be handled better by utilizing mindfulness.

By de-stressing in that way, when I park next to the Ford *EDGE* in our driveway, me and *MINI COOPER* are just fine.

—Sharon Stewart

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

Wildfire Emergency Preparation

Last month's wildfire in the canyon off Niguel Road brought a serious reminder that we should all be prepared in case of a fire emergency. The Orange County Fire Authority has suggestions for preventing wildfires and what to do if there is one. See their tips at ocfa.org/RSG and [readyforwildfire.org/wildfire-resiliency](https://ocfa.org/wildfire-resiliency).



Welcome to new residents **John** and **Katie Withers** on **Windward Drive**. John and Katie are formerly from Irvine and will be splitting their time between Niguel Shores and Lake Arrowhead.



Pet Parade



RABIES IN SOUTHERN CALIFORNIA

Rabies and Bats—On March 29, 2023, the Los Angeles Department of Public Health confirmed the first rabid bat of the year in L.A. County. This bat was found on an outdoor wall of a home in Santa Clarita. Bats are the principal “reservoir species” for rabies in Southern California. While only a small percentage (~1%) of bats in nature have rabies, up to 20% of the bats reported to and tested by the L.A. County Public Health Department have been rabies positive. L.A. County also has the highest reported number of rabid bats every year of the last decade as compared with other California counties.

The only rabies variants (strains of virus) currently known to exist in this area are all associated with bats. However, bat rabies variants can be transmitted from bats to other wildlife, and then to people or pets. This is called virus spillover. Therefore, pet and human encounters with skunks, coyotes, foxes and opossums still pose a rabies risk unless the wild animal can be captured and confirmed to be uninfected.

People who have had potential exposure to either a confirmed rabid bat, *or to a bat that was not tested*, generally need to receive rabies post-exposure prophylaxis, which consists of a series of injections given over 2 weeks. Pets who have been exposed also need to be vaccinated for rabies and quarantined for prolonged periods (1 month if up to date on rabies vaccination and 6 months if not).

Here’s what you can do as a pet owner to deal with the threat of rabies:

- Make sure your dog or cat is up to date on rabies vaccinations. This includes cats who are kept indoors, who could be infected by a bat that has entered the house.
- Do *not* handle or try to rehabilitate sick bats. Do *not* touch a bat with bare hands because the rabies virus can penetrate through the skin.
- Do *not* leave food or water outside where it will attract wildlife.
- If you find a bat indoors or in an area where it may have been in direct contact with a person, exit the room or area and close it off if you can (doors and windows). If it is safe to do so, put a bucket or box over the bat to contain it. Keep people and pets away from the bat. You should then immediately call Animal Control so that the bat can be retrieved and tested for rabies. Rabies testing of the bat is performed at no cost to the resident.
- It is vital that you follow these containment and reporting procedures because the bat may have bitten people or pets while indoors and thereby exposed them to rabies. If the bat is not trapped or contained, the opportunity to test it is lost, and it then must be assumed to have been rabid for safety’s sake. This is because bats have tiny teeth, and a bite or scratch from a tooth may not leave a lasting mark but may still transmit rabies. Exposure risk to humans and pets can be ruled out if a bat tests negative for rabies.
- All encounters of pets with bats or other wildlife should be reported to Veterinary Public Health.

Bats Are Protected Wildlife—You should know that despite their status as a rabies reservoir, bats are deemed protected wildlife because of their vital role in our ecosystem. Bats help control mosquito populations by eating large quantities of insects. They pollinate plants, and they help spread seeds of native plants. For these reasons, it is illegal to keep, injure or kill bats unless they are found to carry the rabies virus. Fortunately, rabies infections in Southern California are still rare, and if you follow the precautions listed above, you and your pet are not likely to be infected.

—Susan Davis, DVM



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

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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by five homes, nearly unchanged, and now sits at 2,276. It is the lowest level for a start to July since tracking began in 2004. In June, 41% fewer homes came on the market compared to the 3-year average before COVID, 1,580 less.



DEMAND

Demand, the number of pending sales over the prior month, decreased by 35 pending sales in the past two weeks, down 3%, and now totals 1,560, the lowest level for a start to July since tracking began in 2004. Last year, there were 1,710 pending sales, 10% more than today. The 3-year average before COVID (2017 to 2019) was 2,582, or 65% more.



EXPECTED MARKET TIME

With demand falling and the supply unchanged, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased slightly from 43 to 44 days in the past couple of weeks. It was 67 days last year, slower than today and rapidly cooling as rates were rising.



CLOSED SALES

There were 2,030 closed residential resales in May, 19% less than May 2022's 2,520 closed sales. May marked a 20% rise compared to April 2023. The sales-to-list price ratio was 102.6% for all of O.C. Foreclosures accounted for 0.25% of all closed sales, and short sales accounted for 0.05%.

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

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



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