

# Seashore News



September 2023

Published Monthly by Niguel Shores Community Association

Issue 597

## FROM THE HELM

I hope everyone enjoyed a great summer. As we head into fall, please keep the residents of Hawaii in your thoughts as they recover from the recent devastating fires and start to rebuild.

**Board Highlights**—The most recent NSCA Board Meeting was held on August 9. I thought I'd share with you a couple of highlights from that meeting.

**Recreation Amenities Project**—Niguel Shores officially entered into an agreement with Land Forms Landscape Construction, Inc. based in Santa Ana, CA for the Recreation Amenities Project. As previously mentioned, the first phase of the project is planned to commence in mid-September with a target completion date of end-of-year 2023.

Additionally, the Board of Directors, working alongside Niguel Shores management, is seeking to engage the services of a third party landscape design, engineering and architectural firm to provide a Project Manager to act as an independent monitor for the project. The principal role of this Project Manager will be to ensure key milestone construction events are performed in a professional manner and as described in

the scope of work documentation. At press time this agreement had not yet been finalized, but I'm hopeful and confident such an arrangement will be reached in the immediate future.

**Breakers Isle Slope**—For those of you who have lived in the Shores for some time, you've likely read numerous accounts of legal proceedings over the years involving the rehabilitation of the revetment in front of Breakers Isle. By no means is my goal to regurgitate all that historical information. Quite frankly it would likely exceed the page count of *War and Peace* filled with legal jargon.

Cutting to the chase, over the past several years the County of Orange has been working alongside the Coastal Commission to develop a plan to rehabilitate the revetment. The Coastal Commission issued its Coastal Development Permit to the County of Orange on July 13, 2023. It's anticipated that the County will commence the rehabilitation work in late 2023.

As the Board and management learn more about the rehabilitation work and related schedules, we'll inform the community.

—Jim Cobb

## Busy Summer At The Bluff

From large parties to quiet get-togethers, the Niguel Shores Bluff is our unique and favorite gathering place. This summer the Bluff was buzzing as friends and families gathered for fun, food, drinks, games, beach time and sunset watching. Kids, adults, pets—everyone came out for our community barbecues, visits from food vendors and ice cream trucks. DJs played favorite tunes that brought amazing (hilarious?) performances from our own extremely talented Niguel Shores dancers, gymnasts, and hula-hoopers, and "Those Guys" rocked at August's Band by the Sea. Labor Day marks the end of our summer season, but our grassy park above the surf remains a special gathering spot year round.



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# GENERAL MANAGER REPORT

## THANK YOU!

When I opened up the *Seashore News* in August I was completely blown away by the surprise article about me. First of all, I always proof the edition before it goes to press and for some reason this was not exactly the edition that I had proofed just days before. The Committee that works so hard on your newsletter every month had prepared a “fake” one so they could put in the article to surprise me.

I can truly say I was extremely humbled and surprised by the article. It actually brought me to tears reading the kind words from this community I have been happy to serve for the past ten years. Looking back, it seems like yesterday when I went through the interview process. I had a phone interview, then an in-person interview with the hiring committee, and finally an interview with the Board of Directors. I remember when I came for the final interview with the Board, the gate attendant was not going to let me in because I “wasn’t on the list.” I finally remembered the name of the person that had called me and made it in time for the interview.

I love this community and all the amazing people that live here. I truly appreciate and enjoy meeting and working with all the residents and staff. Niguel Shores is by far one of the best places in the world and is truly a community, more than any other place I have ever been. Thank you to all Niguel Shores for making my ten years great!

**Proposed Rule Revisions and Process of Rule Revisions**—By now most of you have received the Proposed Rule Revision packet in the mail or via email and are carefully studying all the suggestions. I wanted to provide you with a little information on what happens each year when there is a proposed rule change. The Rules Committee (Chair Dick Kichline, Penni Buff, Bob Russell and Rhonda Russell) completed their review of these proposed rule revisions and submitted them to the Board of Directors for consideration. The Board along with legal counsel then reviews the proposed rule revisions and makes any adjustments necessary. This is important to keep the rules in compliance with current laws. The Board then approves the proposed rule mailing to go out to the Association membership for a 28-day review and comment period. Now it is your turn! Please review the proposed changes you received carefully, make your comments and return all comments to [msr2@niguelshores.org](mailto:msr2@niguelshores.org)

### BOARD ACTION SUMMARY AVAILABLE ONLINE

See the Niguel Shores website at [niguelshores.org](http://niguelshores.org) for a summary of the August 9, 2023 Board of Directors General Session and Executive Session Meeting. Board Actions are posted soon after the meeting.

The next Board Meeting is scheduled for the  
**2nd WEDNESDAY, SEPTEMBER 13, 2023 AT 6:00 P.M.**

by the October 3 deadline. The Board will review your comments as well as the final rule revisions at the October 12 Board meeting. At that time the proposed rule revisions will either be adopted or rejected. The rule revisions that are adopted will be mailed/emailed out to the membership again as new rules and will be effective and enforceable as of January 1, 2023.

**Tree Trimming**—The tree trimming throughout the community should begin September 19 and run through to completion in December. Although we may receive view complaints throughout the year because of trees, the fall months are the time when all the Association maintained trees are trimmed. Once the tree trimming is completed the trees will not grow much during the winter months and then you can expect them to come back during the spring. The trimming of our trees will start over again with the same process next fall. Since Niguel Shores has over 1,800 trees throughout the community, your patience is greatly appreciated during this process. In addition, as they are trimming you may want to be aware of the locations and if there is a tree close to your driveway or where you park your car, please move it to allow the trimming to move forward. If there is a car in the way, the tree will be skipped and then the tree trimmers must come back and trim another day, causing delays. Thank you for your cooperation during this process.

**Office Closure**—The management office will be closed Monday, September 4, 2023 for the Labor Day Holiday. Also, there will be no construction allowed on this day.

**Office Staff**—Remember the office staff is here to help you and answer all your questions. Email us, call (949) 493-0122 or just stop in and talk anytime. Included here is the list of office staff with extensions and a brief description of job duties. Also, please know that if we do not answer the phone right away, it is probably because we are helping another resident, so please leave a message and we will get back to you as soon as possible.

*Have a Wonderful Labor Day Holiday  
—From the Niguel Shores Staff*

—Marla Miller

<b>Blayke Miller</b>	<b><a href="mailto:bmiller@niguelshores.org">bmiller@niguelshores.org</a></b>	<b>Extension 2</b>
<b>Questions regarding:</b> Assessments, late notices, citations or other Traffic & Safety matters, recreation events, accounts payable/receivable, barcodes, FOBs, new owner/resident and tenant check-ins		
<b>Matt Northrop</b>	<b><a href="mailto:mnorthrop@niguelshores.org">mnorthrop@niguelshores.org</a></b>	<b>Extension 4</b>
<b>Questions regarding:</b> Landscape, <i>Seashore News</i> articles or delivery, view blockage by trees or landscaping, the website <a href="http://niguelshores.org">niguelshores.org</a>		
<b>Karen Decker</b>	<b><a href="mailto:kdecker@niguelshores.org">kdecker@niguelshores.org</a></b>	<b>Extension 3</b>
<b>Questions regarding:</b> Architecture, any exterior modifications, escrows and refinancing		
<b>Marla Miller</b>	<b><a href="mailto:mmiller@niguelshores.org">mmiller@niguelshores.org</a></b>	<b>Extension 5</b>
<b>Anything else not listed</b> , or if you just want to talk, and any communication you wish to be presented to the Board of Directors.		

# COMMITTEE REPORTS

## ARCHITECTURE COMMITTEE

**House Numbers**—House numbers are a typical aspect of a home's exterior and serve several important purposes. To be clear, our Association rules do not require that you display your address. It can however, be of great benefit even in our gated community where many of us have the same numeric address yet have a different street name. Here are some examples:

**Emergency Services**—We frequently see emergency vehicles wending their way through Niguel Shores in response to a call for help. Displaying a visible house number will help responders locate your home quickly in a situation where every second counts!

**Delivery Services**—Postal workers, FedEx, UPS, and the (all-important Amazon) delivery drivers rely on a visible house number for accurate distribution of packages and parcels. It's not uncommon to receive a neighbor's mail or find their package on your doorstep.



**Guests and Visitors**—Most people use GPS to navigate to an unfamiliar location. Even after passing through the manned gate with your accurate name and address, it's fairly common for a visitor or service provider to get lost in Niguel Shores. How many times have you had a first-time visitor try to access the community from the Selva or Cabrillo gates? That's just the start of their frustration. Having your house number displayed will make it much easier for them to locate you once they are able to enter through the Mariner Gate.

**Aesthetics**—House numbers can also add to the visual appeal of your home. There are many different and creative ways to display your house number. You may wish to integrate it in a way that complements the architectural style of your residence. It may serve as a stylish and useful addition to your home's exterior.

—Mike Stively

The logo for Michael H. Masilotti Architects. It features the name 'MICHAEL H. MASILOTTI' in a bold, sans-serif font at the top. Below the name is a stylized graphic of the letters 'M', 'H', and 'A' in a light gray color. Underneath the graphic is the word 'ARCHITECTS' in a smaller, bold, sans-serif font. At the bottom of the logo is the phone number '949 497 3520'.

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# COMMITTEE REPORTS

## COMMUNICATION COMMITTEE

**Website**—The Niguel Shores website holds useful information about our community, city, and county. Check the website for the latest NSCA Board activities, news from committees and clubs, and community updates. Take a look at [niguelshores.org](http://niguelshores.org).



**Website Tabs**—There's a new tab on the website: **Lost and Found**. You might find the eyeglasses, ring, or other treasures you lost long ago. You can claim these in the office.

Don't be shy to use the tab labeled **Post a Comment**. Share your ideas, suggestions, or questions. The Communication Committee will post your comment and reply.

Click the tab saying **Men's Club Maintenance List** for a list of service providers recommended by residents. The Men's Club and NSCA make no endorsement of these providers, but the list is offered as a courtesy if needed.

A **Blogroll** on the left of the home screen offers informative links to the City of Dana Point, local newspapers, schools, library, police, utilities, and Dana Point Harbor.

—Sandy Homicz



Copies of Seashore News are ready for our Distribution Team to add flyers and count them out for delivery by streets.



Luke Alvarado, President of Land Forms Landscape Construction, speaks at the August 21 Rec Amenities update.

## RECREATION AMENITIES

It's September! The Recreation Amenities Project construction begins this month!

We are happy to announce that Niguel Shores awarded the general construction contract to Land Forms, a well-respected contractor with experience in working with HOAs, playgrounds, and other park amenities projects.

While construction is set to begin the second week of September, the Committee and Board are busy on procurement of the final furnishings and keeping the community informed throughout the project.

Thank you to those who attended the August 21 update meeting. The agenda and presentation are available on the Niguel Shores website. There you will also find the planned project schedule, questions, answers, and any project updates.

Look for additional updates via the *Seashore News*, email blasts, and update meetings.

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

—Debi Berk

## RECREATION COMMITTEE

Summer is almost at an end but wait! There are more events to enjoy.

### SEPTEMBER EVENTS:

**Ice Cream at the Bluff**—Friday, September 1, 3:00 to 5:00 p.m. Pay the truck directly. Prices vary from \$3 to \$7. Cash only.

**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!

### UPCOMING EVENTS:

**Halloween Party**—Sunday, October 29, 3:00 to 5:00 p.m. Details T.B.D.

—Recreation Committee

# CLUBS

## WOMEN'S CLUB

*"Make new friends and keep the old;  
one is silver and the other is gold."*

### New Friends, Longtime Friendships

The Niguel Shores Women's Club is composed of approximately a hundred and fifty members. While many have resided in Niguel Shores for decades, others are new to the community. Long time members are the glue that holds the club together, as many have served on the Board or committees, attended events, and welcomed new members over the years. **Carey Smith** believes the Women's Club "offers a wonderful forum to weave new residents with long time Niguel Shores members, sharing the history of our wonderful community." **Gigi McDonnell** reiterated, "The background and talent of these long-time members is very interesting. We have authors, artists, dancers, doctors, athletes, etc. Also, some of these women have been friends for decades. Their stories of friendship are sweet." The Women's Club "gives us a chance to meet and spend time with NS neighbors who may not be in your social circle or live in your neighborhood," according to **Edwina Bynoe**.

### Community Connection

In addition to forming camaraderie, attending club events gives members the opportunity to learn more about the community. **Kathy Zoch** "loves talking to some of the new members/homeowners about Niguel Shores and Dana Point since a lot of them are new to the area and have no idea about the history." **Cathy Burgner** summarized, "The Women's Club has been a wonderful way to get to know new people and the monthly meetings are fun, spirited and educational."

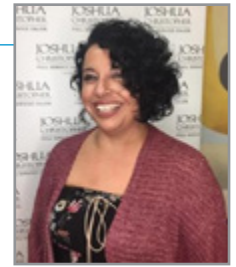
### Lunch and Conversation

Our members provide a salad buffet, breads, desserts, and drinks to enjoy at the beginning of each monthly meeting. Delicious!

### Guest Speakers

Our guest speakers provide members with everything from community developments, to travel ideas, to health issues, and financial and trust planning. The guest speaker for the **September 14** meeting will be **Yoli Origel, CEO and Founder of Cancer Kinship**, a local nonprofit organization. Cancer Kinship provides support to cancer patients during

and after treatments. The mission of the organization is to empower cancer patients to confidently face the disease. Cancer Kinship provides opportunities for patients and survivors to support each other, while also providing each patient an individual survivorship action plan to help them take control of their health and future. Yoli Origel will share her personal cancer story on how she conquered cancer and is now thriving as a cancer survivor, while positively impacting the lives of other patients and survivors.



September Guest Speaker is cancer survivor Yoli Origel



Board members exchanged notebooks in August for the new club season beginning this month.

### Outside Activities

Now that our new club season is underway, the **Outside Activity Committee** has some unique activities planned, including a local live theater production, a museum trip, an excursion to Wild Animal Park, a craft project, and a service project where everyone can participate. We are seeking suggestions for future events. Let us know your preferences by contacting **Jenny Rose** at [4jennyrose@gmail.com](mailto:4jennyrose@gmail.com) or **Gunjan Anand** at [tarlav@yahoo.com](mailto:tarlav@yahoo.com).

### Membership

Please feel free to become involved in the Women's Club. All Niguel Shores women residents are welcome. With the Board encouraging all members to be active participants by volunteering on a committee or helping with hospitality throughout events, there will be ample opportunities for new members to become acquainted with existing members. Applications are in the Niguel Shores office. Dues are \$25 annually and each meeting is \$5.00 to cover the costs of lunch. Please contact **Kathy Zoch** at [kathyzoch@ochomes.com](mailto:kathyzoch@ochomes.com) or **Judi Palladino** at [twopalls@yahoo.com](mailto:twopalls@yahoo.com) for membership information.

—Karey Palmer

## Women's Club Outside Activity

**EVENT: We're Going to the Movies!**

**DATE & TIME: SEPTEMBER 21**

**SPECIAL INFORMATION:** Save September 21 for a movie outing with members of the club.

Watch your email for the movie title, location, and time.

If you have movie suggestions, contact Jenny at [4JennyRose@gmail.com](mailto:4JennyRose@gmail.com) or Gunjan at [tarlav@yahoo.com](mailto:tarlav@yahoo.com)

## CLUBS

### MEN'S CLUB

Our Men's Club conducted its usual two meetings in August on the first and third Tuesdays of the month. Both meetings were well attended, and both welcomed new members. It is always nice to see some fresh faces enjoying their breakfast, engaging in conversation with their table mates, and listening attentively to the guest speaker of the day.

On August 1, that speaker was **Michael Gass Ph.D.** who spoke on the topic of Emotional Wellness—The Road to the Good Life. Many of those present know Mike as a member of our Club and as a Shores resident with his wife, **Denise**. Mike is a psychologist and also an author. Mike's remarks encouraged us to live our lives with purpose and to make ourselves our #1 priority. Mike's presentation was well received and resulted in a nice dialog with several audience members.

At our meeting on August 15, along with our usual fine breakfast, we enjoyed fresh, organic juice provided and served by **Mendi Bartell**, proprietor of a new business in Dana Point, **Clean Juice**, located on Amber Lantern. This is a healthy juice bar and café open for breakfast, lunch, and dinner, featuring USDA certified organic juices, smoothies and meals. The DP location is the only Orange County location, so far, of this fast-growing national chain. Healthy and tasty. How can you beat that?

While Ms. Bartell was displaying the wonderful products of **Clean Juice**, all present enjoyed a fine and informative presentation by **Dr. Nancy Lin, Ph.D.**, a holistic nutritionist, behavioral therapist, author, health researcher, wellness coach and international health educator. Dr. Lin uses her "5 Pillars of Living" as a comprehensive approach to optimal wellness. Dr. Lin held the crowd's attention for her entire presentation, and is an engaging speaker. You can contact Dr. Lin at [drnancylin2021@gmail.com](mailto:drnancylin2021@gmail.com) or [www.drnancylin.com](http://www.drnancylin.com)

At our meetings this month on September 5 and 19, we will hear from **OC Sheriff representative Jill Jackson** and colleagues on the hot topic of E-Bikes, and from **Dennis Backer** on his locally focused monthly publication, *The Stroll*.

If you are not yet a member, consider yourself invited to "audit" one of our meetings. Your breakfast will be complimentary, and you do not have to be a resident of Niguel

**Niguel Shores Men's Club**  
**Oktoberfest 2023**  
Saturday, October 14th  
5:00pm to 8:00pm  
Clubhouse

~ German Food & Beverage ~  
~ Live German Music ~  
Tickets: \$15  
Order online early as this will sell out!  
[oktoberfest.niguelshoresmensclub.org](http://oktoberfest.niguelshoresmensclub.org)  
Questions? email Eric Eckes @ [eeckes@cox.net](mailto:eeckes@cox.net)



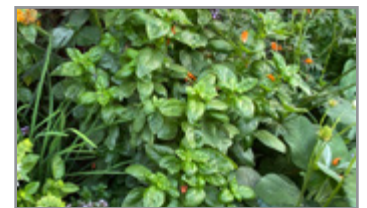
Shores to join the Men's Club. So give it a try. I bet you will be glad you did.

—Tim Moore

### GARDEN CLUB

Welcome back to our first meeting of the **2023-2024 Garden Club** year, which will take place on **Monday, September 18 at 11:00 a.m.** in the **Clubhouse**. We invite those interested in becoming new members to join us at this meeting. Membership is open to all residents of Niguel Shores. You do not need to be a gardening expert to join.

Our guest speaker is **Kelly Christensen**, a passionate gardener, and dedicated UC Master Gardener since 2011. The topic will be **Herbs**. His Power Point presentation will include horticultural information and some "fun stuff" "on herbs in international cooking. After the presentation, Kelly will stay for any and all questions about members' gardens.



"Herbs are the friend of  
the physician and the  
pride of cooks."

—Charlemagne

Our 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 yearly per person, and \$5 per meeting per guest. To join, sign-up forms are in the office. Please contact Sandi Stauffer at [sandistauffer@comcast.net](mailto:sandistauffer@comcast.net) with any questions.

We hope you will join us at our first meeting of the new year.

—Judi Palladino

# NIGUEL SHORES MID-YEAR FINANCIAL UPDATE

AS OF JUNE 30, 2023

The Niguel Shores Finance Committee is comprised of volunteer homeowners that meet on a monthly basis to review, monitor and make recommendations on financial issues such as budgets, expenses, investments and reserves. The Amenities Project, however, is under the oversight of the Niguel Shores Board of Directors. The current members of the Finance Committee are: Chair Rick Palmer, Martin Dedrick, Jim Eckstaedt, David Goldberg, Jeff Goldfarb, Sue Kichline and Malcolm O'Donnell. The Niguel Shores General Manager, Niguel Shores Board of Director CFO, and Robin Rangel and Marcie Hviden from Enumerate Financial Services (who perform accounting services for the Association), also attend the Finance Committee meetings. The Committee annually provides owners with a mid-year update on the financial results to date including comments on expected year-end variances from the budget and ongoing projects. This update includes revenue earned and expenses incurred compared to budget through June 30, 2023.

The impacts of higher interest rates, supply chain issues and inflation have been a challenge to both businesses and individuals this year. The economic conditions have impacted both our operating budget and the cost of replacing items that the Association has reserved for. For the first six months of 2023, revenue has exceeded expenses by \$100,560. However, much of this is due to the timing of expenses incurred. Although we will continue to try to limit any unnecessary expenses for the remainder of the year, it is likely that expenses will equal or be close to budget by the end of the year. Since we are just beginning the budget process for 2024, we have no way of knowing if there will be a dues increase in 2024.

The Finance Committee welcomes questions and feedback on this mid-year update and invites you to submit comments/questions to the attention of the Finance Committee Chair at [mmiller@niguelshores.org](mailto:mmiller@niguelshores.org).

## NIGUEL SHORES INVESTMENTS

The Niguel Shores investments are reviewed regularly at the Finance Committee meetings. Comerica Securities, Inc. invests funds for the Community to achieve the necessary laddering strategies and assists in identifying appropriate investments to protect principal while maximizing returns. NSCA's Investment Policy requires that funds be invested in instruments that are either obligations of or guaranteed by the US Government, such as FDIC (Federal

Deposit Insurance Corp) backed bank accounts, money market funds and certificates of deposit.

Based on results through June 30 and projections for the balance of the year, it is anticipated that the full year 2023 interest income from investments in the operating cash accounts will be about \$25,000. The interest earned on the Reserve investments remains in the Reserve account and is not included in the operating income. Reserve funds are kept separate from operating funds and used for replacing worn out items, such as pool furniture and capital expenditures such as street resurfacing. Investment income on funds in the reserve accounts through June 30 was \$79,898. The current investment portfolio of \$6,730,702 includes \$2,510,702 in checking and money market accounts for short term expenditures.

## REVENUE UPDATE

2023 Budget	Earned as of June 30, 2023	\$ Remaining anticipated revenue
\$4,199,000	\$2,113,967	\$2,085,033

Revenue is comprised primarily of quarterly homeowner fees, which is 95% of total income through June 30, 2023. The balance of revenue includes interest income, newsletter commercial ads, document response (ownership transfer) fees, architecture fees, gate access fees and other miscellaneous income.

Thus far in 2023, revenue has been very close to the budgeted amount. Interest rates have increased since last year so as certificate of deposits mature and are re-invested, our returns will continue to improve.

For the balance of 2023, it is expected that revenue will be close to budget.

## MAINTENANCE BUDGET UPDATE

2023 Budget	Spent as of June 30, 2023	\$ Remaining
\$696,834	\$331,872	\$364,962

The maintenance staff currently consists of the Facility Manager, three full-time and one part-time employees.

The Maintenance financial results are reviewed and monitored on a monthly basis to ensure the needs of the community are met and that costs of repairs are reasonable and within budget guidelines. As the community ages and the infrastructure is subject to increased usage, the Maintenance Committee and our maintenance staff are always faced with new challenges.



The actual expenditures for the first six months of this year are currently very close to budget. Expenditures for gas are over budget by \$19,605 primarily because of the cold months during the first half of the year. This is offset by concrete repairs being under budget by \$12,457 primarily due to the timing of repairs being completed. Salaries and employee health benefits are under budget by \$15,588 due to a staffing vacancy and one employee no longer requiring health insurance.

**LANDSCAPE BUDGET UPDATE**

2023 Budget	Spent as of June 30, 2023	\$ Remaining
\$1,324,119	\$598,444	\$725,675

The primary expense in the Landscape Budget is the Harvest Landscape Maintenance contract. This contract has been extended through December 31, 2026. This contract covers landscape maintenance, including but not limited to mowing, edging, cleaning, weeding, drains, color changes, tree trimming and various other duties.

Water is another large cost in the landscape budget. Water is \$23,214 under budget for the first six months of 2023 primarily due to the significant amount of rainfall and cool weather during the first half of the year. The water expense is likely to be closer to budget by year end since the South Coast Water District recently raised rates.

The landscape budget also includes other expenses such as pest control, irrigation repairs, tree removal and/or replacement, routine planting and slope maintenance.

The budget is managed by the General Manager with feedback and updates provided by the Landscape Committee. The Committee representatives review their specific area and report any items of concern. The Landscape budget is slightly over budget for 2023 but it is anticipated to be close to budget by the end of the year.

**TRAFFIC AND SAFETY BUDGET UPDATE**

2023 Budget	Spent as of June 30, 2023	\$ Remaining
\$517,579	\$ 256,438	\$261,141

Patrol service accounts for over 91% of the Traffic and Safety budget, with spending for fobs, decals, surveillance equipment maintenance and access control software accounting for most of the remainder. Thus far in 2023, expenses are tracking slightly over budget and full year results are anticipated to be at or close to budget.

**GENERAL AND ADMINISTRATIVE BUDGET UPDATE**

2023 Budget	Spent as of June 30, 2023	\$ Remaining
\$1,660,468	\$826,653	\$833,815

General and Administrative (G&A) expenses includes the amounts transferred to reserves during the year as well as payroll and employee benefits for the staff, legal expenses, insurance, taxes, printing, postage, computers and other services required to manage the Association.

Currently, the actual expenses are running slightly under the budgeted amount primarily due to taxes, insurance, regular legal, contingency and salary expenses. Legal expenses incurred from actions related to the revetment of the Breakers Isle slope is currently offset by a reserve amount (deferred revenue) which was collected in the year 2014. This account has a remaining balance of \$48,881.

**NIGUEL SHORES RESERVE STUDY UPDATE**

A detailed review of the Association’s reserves is required every three years by an independent contracted consultant. The independent consultant specializes in performing reserve analysis and provides recommendations. The last detailed independent study on site was completed for 2021. In 2023, that study was updated for 2024 by a review prepared by the independent consultant. The Niguel Shores General Manager, Facility Manager and representatives of the Finance Committee also provide input to the consultant during the analysis. The final report, approved by the Niguel Shores Board of Directors, will be distributed to Association Members in the fall.

The purpose of the reserve analysis is to identify the assets in the common areas of Niguel Shores and determine when they will need to be repaired or replaced. Since the cost to repair or replace these assets may be expensive, the reserve analysis identifies and determines the cost to repair or replace and determines a financial plan to accumulate the needed funds.

A partial list of assets identified in the reserve analysis is: street resurfacing, fencing, lighting/electrical, pool/spa, tennis courts, club house (interior and exterior), irrigation and slope repair.

Reserve funds, excluding Breakers Isle, spent from January 1 to June 30, 2023, totaled \$77,280. The funds were used primarily for improvements in Entrance Gates, Pool Area, a portion of Street Resurfacing, Clubhouse interior, and lighting/electrical.

As of June 30, 2023, the balance in the reserve funds, excluding reserves for Breakers Isle, was \$4,994,880. As of June 30, 2023, the balance in the Breakers Isle reserve was \$197,725. The Breakers Isle reserve primarily covers the vehicle entrance area, gate house, vehicle gates, and fencing.

—The Finance Committee

# Double Blessed

Nature reached out to Niguel Shores one afternoon this summer, painting a beautiful double rainbow across the sky and then delivering an amazing sunset. People stopped in awe wherever they were to absorb the sight. Seashore News received many photos from our residents, plus this wonderful description from **Joan Stoelker**:

At the bluff on Monday, July 31, what began as another spectacular sunset amidst looming clouds of all colors, soon turned into a once in a lifetime “super” natural display!

Slowly, the small beginning of a partial rainbow appeared, looking more like a brush stroke of multicolored pastels. I casually took a picture thinking it was an unusual non-rain phenomenon. Then, unbelievably, it continued to creep through the sky forming a complete bow!

If that were not enough, a second rainbow started, less distinct but still a mirror image.

The initial small gathering of sunset seekers soon turned into a large photo-hungry community of awe-shocked



*Rainbow at the Bluff by Joan Stoelker*

onlookers. Exclamations of wonder and excitement ran through our residents. iPhones were trained on the rainbow’s progress. It was an anomaly to see more camera eyes trained on the rainbow, backs quickly switching to the sunset as the minutes passed.

The sunset and the rainbow slowly faded, leaving a feeling of disbelief as we sat pondering this majesty of the heavens.

How lucky that my husband’s spur of the moment decision to take a golf cart ride to the bluff left us with such breathtaking images!

—Joan Stoelker



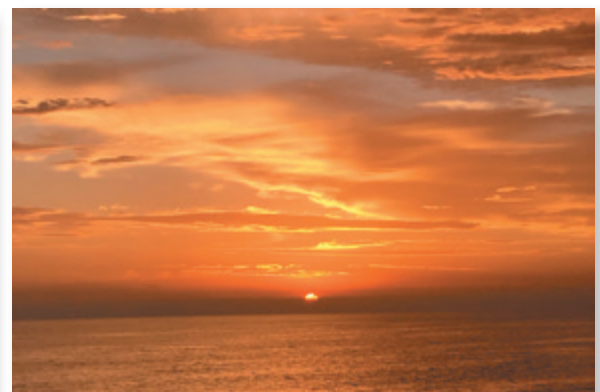
*Sunset over Colima Bay by Gary Tinnes*



*Rainbow over Niguel Shores Drive by Gary Wilson*



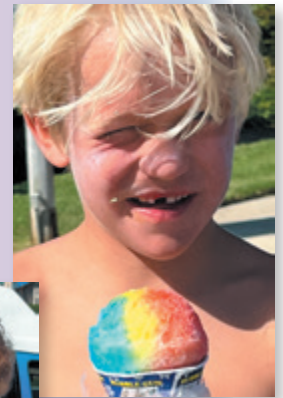
*Rainbow over Colima Bay by Gary Tinnes*



*Sunset at the Bluff by Joan Stoelker*

# Ice Cream Treats!

Thanks to our landscape contractor Harvest for treating Niguel Shores to ice cream at the Bluff last month. Big smiles all around!



# ACTIVITIES

## BRIDGE

When we begin a new month it is interesting to see where we got the name and what it means. We think of September for Labor Day, the start of the harvest, and the fall equinox. Kids know it as the beginning of a new school year, and chicken growers love it as National Chicken Month. It is a pleasure to acknowledge September as National Rice Month and National Piano Month. To those who suffer a forgetful moment or two, it is also World Alzheimer's Month. I still remember my Latin that says "Septem" means seven. In the early Roman calendar the year began in March, so September would have been the seventh month. Later the calendar was revised from the Roman (Julian) calendar to the one used today, the Gregorian calendar where September is the ninth month.

Maybe this is just too much history, so here is a list of our winners for the remainder of July and into August:

**July 19:** Jim Pinola nailed first, while Bob Ruben (one of our newest players who was encouraged by his wife to get out of the house) came in second, and in third, a very steady player and our resident photographer, Jane Olson.

**July 26:** Mike Oliva stumbled into first, Cherry Ramee secured second, and Jane held on to third for a second week in a row.

**August 2:** Bob Ruben was at first, Elizabeth Miller slid into second, and Jim Pinola rounded third.

**August 9:** Jim Pinola jumped to first, Jane Olson secured second on her own, while Jack Barnard pulled in at third.

Bridge is a wonderful game at any age. We play social Bridge here in the Niguel Shores clubhouse every Wednesday beginning at 10:30. Please call **Bob** or **Betty French** if you are interested in joining us. Their number is (949) 312-2556.

—Mike Oliva

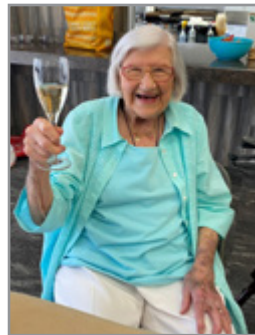
## PAGE TURNERS

This month the **Page Turners** book club returns to its regular monthly discussion meetings. Our selection is Wallace Stegner's Pulitzer Prize winning novel, *Angle of Repose*.

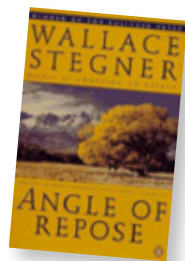
"*Angle of Repose* tells the story of Lyman Ward, a retired professor of history



New member Terry with regulars Sandy and Jane.



Dorothy celebrated 101 years in August.



and author of books about the Western frontier, who returns to his ancestral home of Grass Valley, California, in the Sierra Nevada. Wheelchair-bound with a crippling bone disease and dependent on others for his every need, Ward is nonetheless embarking on a search of monumental proportions—to rediscover his grandmother, now long dead, who made her own journey to Grass Valley nearly a hundred years earlier. Like other great quests in literature, Lyman Ward's investigation leads him deep into the dark shadows of his own life." —*LitLovers.com*

The novel can be considered historical fiction as it is based on the correspondence of the 19<sup>th</sup> century writer, Mary Hallock Foote.

Wallace Stegner has been called "The Dean of Western Writers." He taught at the University of Wisconsin and at Harvard, then settled in at Stanford University, where he founded the creative writing program. His students included Sandra Day O'Connor, Edward Abbey, Wendell Berry, Thomas McGuane, Ken Kesey, Gordon Lish, Ernest Gaines, and Larry McMurtry. He also served as a special assistant to Secretary of the Interior Stewart Udall.

Page Turners consists of three groups that all read the same book each month. Two groups meet the fourth Thursday afternoon of the month and the other group meets the fourth Monday afternoon. We welcome new members. For information on the Thursday groups, contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) and for the Monday group contact **Frances** at [fozimec@cox.net](mailto:fozimec@cox.net).

—Frances Ozimec

## LIBRARY

The Dana Point Library offers free public programs for all ages. Call (949) 496-5517 for details about the following events and activities:



Library Branch Manager Laura Blasingham works with a needlecraft group learning the art of Cross Stitch.

### CHILDREN

#### Builders Club

Mondays at 2:30

#### Toddler Storytime

Tuesdays at 10:30 a.m.

#### Kindergarten Readiness Storytime

Wednesdays at 10:30 a.m.

#### Color Happy

Saturdays from 10 a.m.

#### to 4 p.m.

### FAMILIES

#### Reading in Spanish

with Carmen

Wednesday 9/13 at 2:30 p.m.

### ADULTS

#### Coloring Club

Mondays at 10:30 a.m.

#### Cross Stitch

Saturday 9/2 at 10 a.m.

#### Jigsaw Puzzlers

Friday 9/8 at 11 a.m.

### Gentle Reads Book Group

Thursday 9/14 at 10:30 a.m.

### Crochet

Saturday 9/16 at 10 a.m.

### Foreign Film

"Off White Lies" (Israel)

Saturday 9/16 at 2 p.m.

### Seaside Book Group

Monday 9/25 at 10:30 a.m.

### Designing with Succulents

Saturday 9/30 at 11 a.m.

# MEET YOUR NEIGHBOR

## Robin and Paul Neuvirth

Say hello to **Robin and Paul Neuvirth**, who came to Niguel Shores in 2019 after many years in Aliso Viejo. One of the motivating factors for their move to Niguel Shores was their new puppy, **Levi**, a Cavalier King Charles Spaniel. Robin and Paul spent lots of time coming from Aliso Viejo and walking Levi on the path along Salt Creek Beach. During those walks, they would often run into people they knew who were living in the Shores and told them about this wonderful neighborhood. Once the Neuvirths discovered Niguel Shores, they knew it was time to make the move to this beachside community. For Robin and Paul, when looking for a new home, the third time was the charm: They visited several homes and were in escrow on two previous properties before landing their present home.

Robin is a local girl—a fifth-generation native Californian. She grew up on Lido Island as the youngest of four, the only girl with three older brothers. She graduated from Newport Harbor High School, where she played varsity tennis as a freshman. She continued at Orange Coast College, playing on the tennis team when they won the State Tennis Championships. Her fondest tennis memory, however, is winning the *Fallbrook Open Tennis Tournament* while playing with her dad as her doubles partner. After Orange Coast College, Robin went on to graduate from Cal Poly San Luis Obispo. She worked in the insurance industry and then became a paralegal before retiring.

**Paul** is from Colorado, where his parents settled after Paul's father arrived in the United States in 1956. Paul's father grew up in Budapest, Hungary during World War II and escaped from Communist-occupied Hungary in the 1950s to make his way to the United States. The tenacity shown by Paul's father must have had a significant influence on Paul, because at eight years old, he began swimming competitively. He won numerous national age group swimming events, setting national records, and had many scholarship offers when it came time for college. Paul opted to stay in Colorado and attend Denver University, where he graduated a seven-time **All American** in swimming. After graduation, Paul worked for Johnson and Johnson in sales

management. Then, in 1984, Johnson and Johnson moved Paul to California from Colorado, and he went on to earn a Master's Degree in International Business. He continued his career in sales and eventually senior level management, working for Black and Decker and AT&T along the way. Presently, Paul is principal and owner of a commercial mortgage company where he is involved in lending on projects across the country.



Paul, Lindsay, Robin, and Nathan Neuvirth

Paul and Robin met in 1997 at Mariner's Church in Newport Beach and married a year later in Kauai. They just celebrated their 25<sup>th</sup> wedding anniversary. The Neuvirths have two children, **Lindsay** (23) and **Nathan** (17). Lindsay recently graduated from University of California, Santa Barbara. She works in event planning for a nonprofit that helps critically ill children. Nathan attends San

Juan Hills High School and works as a lifeguard for **OC Guards** in Dana Point. He has been on his high school Swim and Water Polo teams. Nathan loves surfing, the Bluff and, like his sister Lindsay, just about everything about life here in Niguel Shores.

Robin and Paul share their children's love for the Shores. They enjoy the strong sense of community and the wonderful people. Robin is an active member of the **Women's Club** and Paul

serves on the **NSCA Traffic and Safety Committee**. They also share a love for Pickleball, so you can usually find one or both of them on the Pickleball courts during drop-in play.

When not at home here in the Shores, their family likes traveling. Not long ago, Robin and Lindsay visited Paris and took a 15-day European River Cruise while Paul and Nathan enjoyed time in Florida fishing and wrestling alligators. Most recently, the Neuvirths shared a 25<sup>th</sup> wedding anniversary cruise to Alaska.

Robin and Paul's passion for Niguel Shores is contagious. Shortly after buying their home in the Shores, Robin's brother **Ron** purchased a home here as well. Ron enjoys Pickleball and often joins Robin and Paul and neighbors on the courts.

As their son Nathan said when they were looking for a home here, "You can put me in a tent in Niguel Shores and I would be happy to live there." We're guessing Nathan is not the only one to feel that way about our Niguel Shores community.

—Patti Staudenbaur

# FAMILY NEWS

The lazy days of summer have come and gone for many of the Niguel Shores children, at least during school hours. With the beach in our backyard, it's not all milk and cookies at the kitchen table after school. Here you'll find many kiddos running down to the water to surf or just going for a swim to cool off after a day of studies.

**Summer Fun**—The Dodge trip-lets and the Wright sisters had a great time this summer. They spent many days diving through the waves, swimming, and laughing together for hours. Tati Dodge (12) says “Going to the beach with friends is the best.” Coco and Ali Dodge (12) really appreciated being with friends this summer too. Coco says, “I also like the ice cream trucks that come on Fridays, especially the one that serves big ice creams.” Ali thinks 4th of July is best of all. She says, “I like celebrating the 4th with friends in our neighborhood.” Kai Wright enjoyed going to the beach and Junior Guards, “and I really like movie nights in our backyard with all our neighborhood friends.” Mia Wright says, “I like how close we are to the trolley stop. I enjoy taking the trolley to Laguna with my friends. I also like the long days at Strands beach where we stay until the sun goes down.”

**Back to School**—In the old days, school would start after Labor Day, but recently many schools begin in August. The Dodge family prepares at the beginning of August by shopping for school uniforms. They talk about what they are looking forward to in the new school year. They all like their school and really like their teachers. Ali says “I’m excited to have art class first period.” Ali loves art and crafting. It is Ali and the Wright sisters who have been building the homes for fairies you might have seen over the past few years, and recently other helpers have joined them. Coco says “I’m looking forward to volleyball again and for the new music class I’ll get to take. I’m going to learn ukulele.” Coco also participated in beach volleyball



this summer where she practiced and improved her skills. This year Tati was recommended by the teachers for ASB student council, and says, “I am excited to join ASB.” Tati will be an excellent representative and leader!

The Wright sisters, Kai (14) and Mia (16), home-school. Mia says, “I like homeschooling because I feel it gives me more time to pursue my interests.” Mia likes to draw, paint, read, and, above all else, act at the Laguna Playhouse where she mixes with a great community of friends and teachers alike. Mia says, “I’m excited to perform in *A Midsummer Night’s Dream*. I am also especially looking forward to the Art History and Appreciation class I’ll be taking at Saddleback College, and then traveling to Europe in the spring where I will get to see much of what I’ll be studying in person. I’m excited to learn more about the European cultures too.” Kai is also excited about traveling to Europe. “I can’t wait to go to Paris, see the Eiffel Tower, and eat the food!” Kai enjoys cooking. She also likes to make jewelry and art, read, and play games outside with friends. Kai says “One thing I care a lot about is helping spread awareness about reducing plastic and using only reef safe sunscreens to help save our oceans and our world. I want to do more beach cleanups this year too.”

The children in our community may be back to school, but they are still a big presence in our neighborhood. We are proud of how they study and learn. We also love to hear their laughter coming through our open windows, their splashes at the pool, and even seeing them picking up trash after an afternoon surf. With all our great Niguel Shores kids, we are “Shore” to have a bright future!

—Jessica Wright



## DANA POINT THIS MONTH

**FARMERS MARKET AND CRAFT VENDORS**  
Saturdays, September 2, 9, 16, 23, 30  
9 a.m. to 12 noon  
La Plaza Park

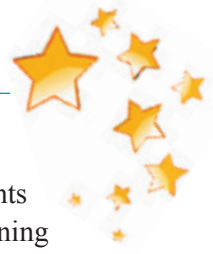
**39TH ANNUAL MARITIME FESTIVAL**  
September 8, 9, 10  
Tall ships, cannons, pirates, mermaids, food and drink vendors  
Ocean Institute, Dana Point Harbor  
[oceaninstitute.org](http://oceaninstitute.org)

**SYMPHONY ON THE GO**  
Friday, September 15  
6 to 7 p.m.  
Pacific Symphony free concert  
Pines Park  
[recreation@danapoint.org](mailto:recreation@danapoint.org) or (949) 248-3536

**COASTAL CLEANUP DAY**  
Saturday, September 23, all day  
Baby Beach  
Salt Creek Beach  
[coastal.ca.gov](http://coastal.ca.gov)

**RE-DO VINTAGE MARKET**  
Sunday, September 24, all day  
Collectibles, music, art, food and drink vendors  
Del Prado Avenue  
[redomarket.com](http://redomarket.com)

**OHANA FESTIVAL**  
September 29, 30, October 1  
35 performers, 3 stages, storytelling, food and drink vendors  
Doheny State Beach  
[ohanafest.com](http://ohanafest.com)



## RECENT ACQUISITION GETS THE SPOTLIGHT IN EXHIBITION—J PAUL GETTY MUSEUM

In 2022 our residents, **Mary and Dan Solomon**, donated a collection of 209 photographs by **Eugene Atget** (French 1857-1927) to the **Getty Museum**. Over the past twenty-five years the Solomons assembled this collection, recognizing that Atget holds a central position in the



history of photography and bridged the 19<sup>th</sup> and 20<sup>th</sup> centuries. “Atget made over 10,000 photographs, all with a boxy wooden camera that held 5x7 inch glass negatives.” He captured

the soul of Paris, avoiding the typical tourist sites.

We applaud Mary and Dan for their foresight and diligence as Southern California art collectors, enabling us to see “the essence of what Paris is, or was” through Atget’s photographs.

“Eugene Atget: Highlights from the Mary and Dan Solomon Collection” is on view **August 1-November 5, 2023**.

For more information on Mary and Dan check back in our February, 2022 issue when we featured them in our “Meet Your Neighbor” article.

## AN EVENING OF ART FOR CHARITY

Kudos to the large gathering of residents who supported **Laura’s House** at “An Evening of Art for Charity” hosted by **Kathy Samuel**. Laura’s House has locations throughout south Orange County providing shelter and assistance to women and children fleeing domestic violence. A few of the evening’s guests from Niguel Shores are pictured here.



## ALOHA SPIRIT, MAUI STRONG

Many of us in Niguel Shores love visiting Hawaii and feel great sadness for the losses suffered by the people of Maui during last month’s devastating fires. If you were touched by this news, you may have already made donations to help our neighbor state recover. Accolades to you for your generosity!

If you have not donated, but still want to help, the following organizations were posted by NBC News as established charities with special funding for Maui:

- **Aloha United Way: Maui Fire Relief** [ignite.stratuslive.com/auw/get-involved/donate/mauirelief](https://ignite.stratuslive.com/auw/get-involved/donate/mauirelief)
- **Americares** [americares.org/](https://americares.org/)
- **American Red Cross** [redcross.org/donate/donation.html/](https://redcross.org/donate/donation.html/)
- **American Red Cross of Hawaii** [redcross.org/local/hawaii/get-help/hawaii-wildfires-response-.html](https://redcross.org/local/hawaii/get-help/hawaii-wildfires-response-.html)
- **Feeding America** [give.feedingamerica.org/a/hawaii-wildfires](https://give.feedingamerica.org/a/hawaii-wildfires)
- **Hawaii Community Foundation** [hawaiicommunityfoundation.org/](https://hawaiicommunityfoundation.org/)
- **Maui Food Bank** [mauifoodbank.org/](https://mauifoodbank.org/)
- **Maui Humane Society** [mauihumanesociety.org/](https://mauihumanesociety.org/)
- **Salvation Army Hawaiian/Pacific Island Division** [hawaii.salvationarmy.org/](https://hawaii.salvationarmy.org/)
- **World Central Kitchen** [wck.org/](https://wck.org/)



## PICKLEBALL

### Why Has Pickleball Become So Popular? One Player's Perspective

The first time I learned about Pickleball was about 25 years ago. My mother-in-law was living in a senior community in Sun City, Arizona and some of the residents had just started playing a new game called Pickleball. We all laughed at the name and some of the rules, for example, *Stay out of the kitchen!*



Pickleball is a great way to make friends on and off the court.

Since then, Pickleball has become a very popular multi-generational game attracting players young and old, as well as professional athletes who are bringing the game into the media spotlight.

Personally, Pickleball has many advantages. First of all, it's a great workout. Even though the courts are considerably smaller than tennis, games are very fast paced and sometimes competitive. After an hour of play, I do feel as though I've had a good workout. Most importantly, I've had fun!

Another benefit for me has been the social interaction. I have met so many wonderful people in our community playing this game. We are a diverse group from many different walks of life, and I am thankful to have formed friendships with many of them.

### A Few Rules

Here in Niguel Shores, we follow a few simple rules which are posted on our courts.

If you are new to our courts, one of our "veteran" players will explain how our paddle rotation works, since paddle systems vary from court to court around the country.



Pickleball is a family affair as Paul and Robin Neuvirth join Robin's brother Ron for a game.

When the courts are busy during group play and people are waiting, please be courteous and remember the 4 on/4 off rule. When your group has finished their game, please exit the court and allow the new group to play their game. You can wait for the next group to finish and then rotate back in.

Our Drop In play is Monday, Wednesday, Friday and Saturday 9 to 11 a.m. and Wednesday afternoons 4:30 to 7 p.m. During Drop-In play, all skill levels are welcome. Drop-in time can be busy, so we ask that as a courtesy to residents, you limit your guests to one guest per household. If you are interested in playing please drop by and join us.

### Happy Hour

Join us for our Pickleball Happy Hour, Wednesday, September 20, at the Clubhouse from 4:30 to 7 p.m. Please bring your own beverage and an appetizer to share.

See you on the courts!

—Susie Smith

## TENNIS

The world of tennis has expanded beyond all borders. In all countries we are seeing the expansion of the ATP/WTA 250, 500, and 100 events, with new players that are testing the current leaders for a space at the top draws.

In the Shores, we have more players on our court than ever. Look at the tennis scheduling for courts each day on the NSCA website and you will see all the morning and afternoon scheduled courts. We have many new names on the court reservations but need the new players to contact us to provide tennis info and join our group to continue to build the tennis group in the Shores.

I see many beginner players being schooled, coached and mentored on the court with instruction on forehands, backhands, volleys, overheads and serves. In mentoring beginners, it is very heartwarming to see veteran players providing their time and patience to younger players eager to learn.

In the coming months our recreational facilities will be interrupted due to the construction of the new amenities. We all understand that with the new amenities, we will be inconvenienced, but the final project will be of great benefit to our residents.

Penni and I are always happy to hear from residents concerning their thoughts for our tennis community. 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



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**NIGUEL SHORES RESIDENT**

## NEIGHBORHOOD ADS

**Wanted: Long-term lease.** Single story required for senior married couple. Leased in Niguel Shores for 8 years-owner now selling. Retired, no pets, no smoking. Call Jim at (909) 649 2064 (cell).

**For Sale: 6 Seat Golf Cart.** Very low hours. Great condition. \$11,000 OBO. Call Greg at (951) 312-8039.

*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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**IN ESCROW**



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

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

**IN ESCROW**



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

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

**IN ESCROW**



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# MARKET UPDATE



## ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 86 homes, up 4%, and now sits at 2,475, its highest level since Jan. It is still the lowest level to start Aug. since tracking began in 2004. In July, 39% fewer homes came on the market compared to the 3-year average before COVID, 1,450 less.



## DEMAND

Demand, the number of pending sales over the prior month, decreased by 18 pending sales in the past two weeks, down 1%, and now totals 1,580, the lowest level for a start to August since tracking began in 2004. Last year, there were 1,812 pending sales, 15% more than today. The 3-year average before COVID (2017 to 2019) was 2,630, or 66% more.



## EXPECTED MARKET TIME

With supply rising and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 45 to 47 days in the past couple of weeks. It was 67 days last year, much slower than today.



## CLOSED SALES

There were 1,993 closed residential resales in June, 16% less than June 2022's 2,362 closed sales. June marked a 2% drop compared to May 2023. The sales-to-list price ratio was 99.5% for all of O.C. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.1%.

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!*



34012 COPPER LANTERN, DANA POINT  
STUDIO · 1 BATH · 480 SQFT



7731 CALLE MADERO, CARLSBAD  
3 BED · 3 BATH · 2,063 SQFT



33492 SPINNAKER DR. S, DANA POINT  
3 BED · 2 BATH · 1,262 SQFT



SAN CLEMENTE  
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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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24021 WINDWARD DRIVE

★ 2023 REAL ESTATE MARKET REPORT ~ NIGUEL SHORES ★

6 HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,450,000 - \$7,500,000

4 HOMES CURRENTLY IN ESCROW  
PRICED FROM \$2,449,000 - \$5,000,000

29 HOMES SOLD IN 2023  
PRICED FROM \$1,400,000 - \$6,705,000

★ (PER MULTIPLE LISTING SERVICE AS OF 8/21/23) ★

LOCATION LOCATION LOCATION

★ 2023 REAL ESTATE MARKET REPORT ★  
~ MONARCH BEACH AREA ~

37 HOMES CURRENTLY FOR SALE  
PRICED FROM \$659,000 - \$55,000,000

10 HOMES CURRENTLY IN ESCROW  
PRICED FROM \$2,499,000 - \$15,900,000

99 HOMES SOLD IN 2023  
PRICED FROM \$620,000 - \$32,250,000

NOTE: 7 HOMES SOLD OVER \$12,000,000 AND THE AVERAGE SALES PRICE IS **\$3,792,244!**

★ (PER MULTIPLE LISTING SERVICE 8/21/23 ~ ALL PROPERTIES INCLUDING CONDOS ~ EXCLUDING LAND SALES) ★

**CONNIE MCKIBBAN** · 949.280.3078  
NIGUEL SHORES SPECIALIST

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