

Seashore News



October 2023

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Issue 598

FROM THE HELM

Rec Amenities Progress—As you are reading this article, the demolition phase of the **Recreation Amenities Project (RAP)** has been completed with the ‘build-out’ phase to follow. To all Niguel Shores neighbors in the areas adjacent to the construction site, **“Thank You”** for your patience over the next few months. In the end, the outcome will be a project we can all be proud of and enjoy for years to come.

As mentioned previously, the Board, working alongside Management, approved “checks and balances” measures from a quality control standpoint for the RAP. So that the RAP is not being done in a “vacuum,” we’ve contracted with **RRM Design Group** to monitor key project milestones for the duration of the project as an additional set of eyes. Additionally, leaders from the RAP Team will be involved on a weekly basis to ensure tasks aligned to the project are being done in accordance with the plan set, and they will alert NS Management as to any shortcomings.

A Fond Farewell—For many of you who have lived in NS for some time, the demolition of the handball court certainly brings back nostalgic memories. The court was a featured stop on the professional handball tour in the late 70s and early 80s. Who can forget the epic battles between Hank

“Lefty” Malone and Curt “Fireball” Ledbetter? Later, the court became a spring training facility for the French Basque region Jai Alai team to practice their short game. We say farewell, but will keep the memories.

Tree Removal and Replacement—As promised previously, the Board’s goal in requesting the **Harvest tree removal and re-planting proposed project** is to engage everyone in our community from the start in open discussions with management from Harvest. That said, our General Manager Marla Miller and I have scheduled a meeting for **October 18 at 5:30 p.m.** in the Clubhouse to start the project dialogue. This is *NOT* part of a scheduled Niguel Shores Board Meeting, but rather a meeting *completely dedicated* to the tree project. Please save the date, mark your calendar, and bring a list of pertinent questions you may have. This meeting is meant to be interactive.

Revetment—Marla Miller, George Cooley and I met with representatives from the **County of Orange Project Management Team aligned to the revetment project** below Breakers Isle. We learned the construction likely will not start until February 2024 and should ‘wrap’ some time in May. As we draw closer to the start date, we’ll provide more detailed information as to schedules and “what to expect.”

Damage Control—Finally, a topic that seems to occur all too often ... **damage to our entrance/exit gates.** If you have a contractor, friend, or guest visiting, please do provide them with the appropriate entrance information (i.e. go through the Mariner Gate via the Gate House). Despite posted signs, people tend to ignore them at times. In addition to cars, recent occurrences include e-bikes trying to force their way through gates. Parents/Grandparents, please remind all individuals in your home and their friends that the mechanical devices which operate our gates are expensive and repairs can be costly. Not that we’ve gone this route as yet, but the cost to replace a complete electronic box which operates each gate can be upwards of \$8,000 - \$10,000. We all share in such a repair cost if unable to determine the person(s) responsible.

Happy Halloween to all!

—Jim Cobb

AMENITIES PROJECT IS UNDERWAY!



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GENERAL MANAGER REPORT

Proposed Rule Revisions and Process of Rule Revisions—The Rule Revisions were mailed and/or emailed to all owners on September 1. The October 11 Resident Roundtable topic will cover these proposed rule changes, so if you would like to come and discuss the rules that you received or ask any questions this date is your opportunity. It is also beneficial to put your comments in writing to the Board prior to that meeting so they are prepared to discuss any ideas you may have regarding the changes. The Board will review your comments as well as the final rule revisions at the November 8 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, 2024.

Gate Damage—I know that everyone is well aware of the gate damage at Mariner as it was quite an inconvenience for a bit. That same Labor Day weekend, we had some bike riders (I believe they are some type of dirt bike or a modified eBike) decide to exit the Selva gate and because the gate would not open for them, one of the individuals jumped off the bike and jerked on the gate until they broke off the bar that works with the motor to open the gate.

This photo shows three bike riders at the gate. After the one individual broke the gate, two of

them exited Selva while the other rider proceeded up the hill along Windward. This causes thousands of dollars in damage and those costs are paid by the Association members. This also causes an inconvenience until the gate can be repaired, and with it happening over the holiday weekend it could have been much worse. Luckily our gate contractor came in and repaired it rather quickly.

This is a photo of the broken gate arm that allows the gate to open and close.



If you have a motor bike (eBike) rider in your home, please let them know that they must enter and exit through the Mariner gate and not the other gates. If a gate does not open for them, they are not to jerk on it until they cause this damage. It may also be beneficial if they let all their friends know not to do this to the gates to eliminate such issues in the future.

Your Staff Is Here to Help—If you have any questions, feel free to contact the Association staff in the office of by calling (949) 493-0122. We will be glad to help you or direct your questions to the proper staff member so that your questions are answered in a timely manner.

Happy Halloween from all the Niguel Shores Staff.

—Marla Miller



SEPTEMBER 2023 BOARD MEETING:

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited July 2023 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for August 9, 2023
- General Session Meeting Minutes for August 28, 2023
- Change Order for Benches in Park Area
- August 2023 Expense and Transfer (Actual)
- Resignation of Landscape Committee Member
- Appointment of Landscape Committee Members
- Pre-Lien Filing: APN 672-222-16
- Ratify Approval of Transfer \$150,000 from Comerica Money Market Operating Account to Pacific Western Operating
- Finance Committee Recommendation to Purchase \$50,000 CD for Two Years for Breaker's Isle Reserve Account
- Finance Committee Recommendation to Use Funds from Operating Money Market and Purchase a One Year CD for \$150,000
- Finance Committee Recommendation to Use Funds from Operating Money Market and Purchase an 18 Month CD for \$150,000
- Ratify Approval to Transfer \$150,000 from Comerica Money Market Operating Account to Pacific Western Operating
- Proposal #113108 Tree Removal Leeward Drive near Binnacle Drive
- Worker's Compensation Insurance Renewal
- Breaker's Isle Gate Access Modem Replacement for DSX Controller

DISAPPROVED:

- Guest (Capstan Drive) Request for Reimbursement

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (July)
- Recreational Amenity Update
- Correspondence
- Manager's Report

(EXECUTIVE SESSION)

APPROVED:

- Executive Session Meeting Minutes for August 9, 2023
- Legal to File Cross-Complaint

REVIEWED/DISCUSSED:

- Legal Update
- Pre-Lien Filing: APN 672-222-16
- Insurance Contract Update
- Legal Analysis (July)
- Delinquency Report (July)

HEARINGS:

- Three (3) Hearings for Violation of CC&Rs – Article IX, Section 22 – Damage to Common Area
- One (1) Hearing for Violation of Rules – Prohibited Parking Community Center & Beach parking – Guest
- One (1) Hearing for Violation of Rules – Prohibited Parking Community Center - Guest
- Two (2) Hearings for Violation of Rules – Overnight Parking

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. **REMINDERS:** THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE 2nd WEDNESDAY, OCTOBER 11, 2023, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING TO DISCUSS THE PROPOSED RULE CHANGES AT 5:00 P.M.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE

Rules Changes

Be sure to check out the current proposed rules changes for our community that were mailed out to you in September. These also appear on the Niguel Shores website at niguelshores.org.

Many of the suggested changes pertain to Architectural guidelines. You can still participate in this year's rules process by providing your written comments to the Board of Directors either via mail, fax, or by email to kdecker@niguelshores.org with a reference to 'Proposed Rule Changes.' All comments must be provided prior to 5:00 p.m. on October 3, 2023, to be considered by the Board. Additionally, there's a **Resident Round Table** being held to discuss this in the Clubhouse on October 11 at 5 p.m.

Some proposed changes address updates to architectural rules. These changes will provide additional clarification for existing guidelines, to make modification of homes easier, and to comply with new State of California regulations. Please take a few minutes to familiarize yourself with the proposed changes and add your input.

—Mike Stively

COMMUNICATION COMMITTEE

Recently several residents have asked us about a publication they receive in the U.S. Mail promoting itself as a Niguel Shores community newsletter, yet coming from an outside source. We realize this can be confusing, so we'd like to clarify. The outside publication many of you receive in the U.S. Mail is not coming from Niguel Shores. It is a marketing magazine selling advertising space, and the company that produces the publication is based out of state.

On the other hand, the *Seashore News* comes from our Niguel Shores Community Association. Our writers, photographers and the wonderful team who distribute the *Seashore News* to your door every month are all volunteers working for the good of our community. They receive no pay, and we keep our publication within a budget so our newsletter does not cost homeowners anything.

We choose not to spend our Association funds (essentially your money) on glossy photos or professionally paid writers. Instead, the people who create the *Seashore News* are your neighbors—those you breakfast with at the Men's Club, lunch with at the Women's Club, or enjoy at the Garden Club, Bridge Club, Book Club, Tennis, Pool, or Pickleball. They are the people you meet when you are out walking your dogs or watching the sunset at the Bluff.

Our Mission on the NSCA Communication Committee is the same as it has been for over 50 years: Through the *Seashore News* and the NSCA website, we keep you updated on what's happening in Niguel Shores.

We also love writing about you in our long-running columns *Meet Your Neighbor*, *Accolades*, and *Spotlight*, as well as honoring the accomplishments and life events of you and your family, and (of course) your pets.

For that reason, we are always happy when you share your stories with us or let us know any interesting community happenings or send us news you would like to share. Email us at seashorenews@hotmail.com. We always have space for you, our neighbors, in the *Seashore News*.

—Communication Committee

LANDSCAPE COMMITTEE

Annual Tree Trimming

Tree trimming throughout the community began in September and should be completed before the end of December. The fall months are the best time of year to trim the community trees, because of the cooler temperatures. Once tree trimming is complete, the trees should not grow significantly during the winter months, and then you can expect them to

CALLING ALL VETERANS AND ENLISTED MILITARY



We plan to honor our **Niguel Shores Veterans and Enlisted Military** in the November issue of *Seashore News*.

If you are a resident of Niguel Shores, we invite you to tell us about your military service by sending us the following information:

- Name
- Email Address
- Military Branch
- Rank
- Duties
- Places Served
- Dates Of Service
- Any Other Information Or Thoughts You Would Like To Share

Return this information to the Niguel Shores office by **October 15**.

You can also send your information to seashorenews@hotmail.com.

THANK YOU!

COMMITTEE REPORTS

come back during the spring. Then tree trimming will start over again with the same trimming process next fall. Hopefully, the trimmers will reach your area very soon and get the trees trimmed up quickly, but keep in mind that Niguel Shores has thousands of trees throughout the community. As the landscapers are trimming, if there is a tree close to your driveway or nearby, please move your vehicle 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 patience during this process.



Turf Dethatching and Overseeding

Fall is here, and this is the time to scalp the warm season turf and over-seed with a cool season turf blend. October is a key transitional month in the turf lifecycle. It is the month when the warm season grasses begin to go dormant, which causes lawns to look dead and brown. Of course, the lawns are not dead, but in order to keep the lawns looking lush and green, the warm season turf needs to be scalped and new cool season turf seed blend needs to be applied. Although the final results of this process look great, the process itself is somewhat lengthy (approximately 3 to 4 weeks) and not aesthetically pleasing. The process is as follows:

- The irrigation will be shut off in all turf areas to allow them to dry out.
- All turf will be cut at the lowest motor setting possible (This will leave exposed dirt and is unattractive).
- The lawns will then be over-seeded with a perennial rye blend.
- In approximately one (1) month the seed will begin to germinate and there will be beautiful new grass.
- During this one-month germination period, the water will be on several times a day in small increments each time.
- As always, it will look bad for a little while, but once seeded and watered heavily the grass will come back quickly looking better than ever.

Seeking New Landscape Committee Member for the At-Large Position

Landscape Committee members walk assigned areas each month and prepare a report on any landscaping in their area that may need attention. Reports are then discussed in the monthly meeting attended by the Committee members, Management, the Board Liaison, and the Landscape Contractor.

Currently the Landscape Committee is seeking a volunteer to fill the At-Large position, which includes areas such as

the perimeter of Niguel Shores (landscape along PCH, Stonehill, Niguel, and Selva), Mariner Drive and the Beach Bluff.

Interested homeowners should contact Matt Northrop in the Niguel Shores Office at mnorthrop@niguelshores.org to apply.

—Landscape Committee

MAINTENANCE COMMITTEE

Happy Fall to all! As we are all aware, the Recreation Amenities project is in full swing but that doesn't mean our regular maintenance stops. If anything, our projects will require a little more work coordinating around the Amenities work.

Street Maintenance—Our annual Street Maintenance is in the final planning stages. Great thought is being put into how to avoid conflict with the Amenities project so that neither project is delayed.

This year's scope of work will involve Niguel Shores Drive, Sidney Bay, Tampico Bay, Verrazanno Bay, Montego Bay, Brisbane Bay, Perth Bay and the Garibaldi Gate Area. Look for more updates from the management office, on our website and here in the Seashore News about the schedule.

Pool—It was suggested at a recent Board of Directors meeting that the semi-annual pool maintenance be performed while the Amenities project is underway and the pool is closed. Great idea, but that is not the case. The pool has to be emptied and treated, which would collect even more dust and debris while the Amenities demolition is going on, and this would be counter to the pool maintenance.

Sidewalks— We have had several homeowner requests regarding trip hazards, gaps and uneven sidewalks. All these issues will be addressed in our upcoming concrete sidewalk repair project that is in the process of being bid out. It is still not too late to point out a potential problem by sending a request to the management office which will be forwarded to our committee to be added to the list.

Street Sweeping— Our HOA provides monthly street sweeping which also helps maintain our gutters. If your street is like mine and many of our older streets, the gutters often collect water which can then become stagnant and start to look a little slimy. I always try to give the gutter in front of my house a sweep and sometimes I even take a shovel to pick up collected dirt and debris prior to the street sweeping so that it gets a good cleaning once a month. And don't forget to move any parked cars so your street gets cleaned thoroughly. That way we are all doing our part to keep Niguel Shores the extremely well-maintained community we are known for!

—Geoff Dunlevie

COMMITTEE REPORTS

RECREATION COMMITTEE

It's officially fall and the aroma of pumpkin spice is in the air. Get ready for some holiday festivities.

October Events:

Halloween Party – Sunday, October 29, 3:00 to 5:00 p.m. Enjoy punch, cookies and participate in the Halloween costume parade at the Clubhouse.

Upcoming Events:

Christmas Market – Saturday, December 9, 11:00 a.m. to 4:00 p.m. Come and see all the crafts and ideas from the community for sale at the market, and grab some lunch too from Savory Times Food Truck (cash only). If you would like to participate, get your vendor application in the office starting October 2. Only 25 open spots available at \$15 each. ****New location**** Event will be held at the Beach Bluff park. Interested vendors, please contact Nancy Tinnes for more information at (949) 235-2555.

Cookies with Santa – Sunday, December 10, 4:00 to 6:00 p.m. Enjoy hot cocoa and cookies with your friends while Santa Claus reads to the children under the tree.

Holiday Lights Contest Judging – To Be Announced
Start decorating the day after Thanksgiving on November 25.

—Recreation Committee

RECREATION AMENITIES

Recreation Amenities Enhancement Report—The amenities project construction has begun! Our general contractor **Land Forms** began mobilization on September 11 with the initial focus on construction fencing, demolition and site clearance. Earthwork and drainage will be the primary focus in October with major concrete work in November. For your safety, please adhere to the construction signs and avoid the fenced-in areas at all times.



Representatives from the NSCA Board and the Recreation Amenities Committee gather in September as fencing, demolition, and site clearance begin for the Amenities Enhancement Project.



Our Niguel Shores website NiguelShores.org should be your main source of information at this time with updates posted regularly about facility closures as well as any other information pertaining to the project. The end of December is the target completion date for the main portion of the project. The grass area will be regraded and seeded at completion and closed for an additional three months.

We have our new playground equipment, the VistaStar climbing structure and the G2 Spinner, ready to go. Furnishings, including tables, benches, and the shade structure, have been purchased. The contract for the supply and installation of the Sport Court has been awarded. At this time, material for the playground surface has not been finalized. The Board will decide on the materials at a later date as there are various options at different price points.

Thank you to those who attended our meetings in August and September. The committee's goal is to keep you informed throughout the construction period. All are welcome at upcoming meetings to learn more about the project. Look for email blasts as well for project and meeting updates. As always, if you have questions related to this project, please email NSAmenities@gmail.com. Happy October!

—Debi Berk

BOO!

*Niguel Shores
Halloween!*

GAMES, PRIZES, TREATS

SUNDAY, OCTOBER 29 FROM 3 TO 5 P.M.
COSTUME PARADE AT 3 P.M.
PIZZA, DRINKS, BAKED GOODS FOR SALE
\$5 TO COVER ALL GAMES

**VOLUNTEERS NEEDED FOR SET UP,
GAMES, CLEAN UP,
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HAPPY HALLOWEEN

TRICK OR TREAT

CLUBS

WOMEN'S CLUB

The Women's Club is off to a fantastic year, marking its fiftieth anniversary in Niguel Shores. Founded by thirteen women in 1973, the Women's Club is currently comprised of about 150 members. We are excited to welcome several new members recently: **Cherie Alpin, Gunjan Anand, Marietta Hannigan, Elvera Hanna, Heather Harding, Stacey Komar, Linda Ritch, Marianne Solem and Tami Vitale.**

Our first meeting this fall was held September 14. **Yoli Origel**, CEO and Founder of **Cancer Kinship**, spoke about her own bout with cancer and the work of her non-profit organization. Ms. Origel shared her personal cancer story, relating how she conquered cancer and is now thriving as a cancer survivor for fifteen years, while positively impacting the lives of other patients and survivors. One of the ways in which her Cancer Kinship organization supports cancer warriors is by providing free wigs at the Kinner Beauty Free Wig Salon. Another way they positively influence others is by providing survivor mentors to those newly diagnosed. A cycle is often formed where a person assigned to a mentor often becomes the mentor for someone else. For more information, to volunteer as a mentor, or to donate to the cause, please visit cancerkinship.org.

At our meeting we also heard from the *Seashore News*, which is celebrating its fiftieth anniversary this year, too. Niguel Shores Communication Committee members **Sandy Homicz, Mary Ellen Hoffman, Michelle Ralph, Patti Staudenbaur, Meg Wilson,** and Board Liaison **Rhonda Dunlevie** recognized the numerous Women's Club members who contribute their time to the community by writing or delivering the *Seashore News*. Over thirty women were recognized, and one special writer—Women's Club President **Sharon Stewart**—was awarded a plaque for her longevity as a writer for the newsletter. She has published her healthy living column every month for over ten years!

At our upcoming **October 12** meeting, Niguel Shores residents **Margi and Eric Eckes** will share their passion for travel and scuba diving. The Eckes have logged an excess of 1,000 dives each. Margi documents their adventures via video, while Eric prefers still photography. They have lived in Niguel Shores for seven years and have five adult children, three of whom are certified divers. Be sure to attend the October 12 meeting



New members receive yellow roses at the September meeting.

IN MEMORIAM

Barbara Weisbrod Boyd

April 21, 1937 – August 24, 2023

Niguel Shores Resident on Timor Bay
since 2004

Niguel Shores Women's Club Historian
Dana Point Historical Society
Board Member

Friends of Dana Point Library Volunteer
Pre-deceased by her husband
William (Bill) Boyd

Survived by daughter Erin Boyd Hyatt and Joshua Hyatt



Women's Club Outside Activity

EVENT: Visit two wonderful special exhibitions at the **Bowers Museum:** "The Power of Photography" and "Beyond the Great Wave: Works by Hokusai" on loan from the British Museum

DATE: Thursday, October 26

WHERE: The Bowers Museum, 2002 N Main Street, Santa Ana, CA 92706

COST: General Admission is \$15 for Seniors 62+ and \$18 for Adults **Or** \$25 Seniors, \$28 Adults if you'd like to include the special exhibitions with full access to the rest of the museum.

LUNCH: The Tangata Restaurant is available on site for lunch or you can pack a picnic lunch to enjoy in the shaded patio area.

TRANSPORTATION: Meet at the Niguel Shores flagpole at 9:30 for those wanting to carpool and leave promptly at 9:45 to arrive in time for the first docent led tour. Return time is flexible but plan to stay at least until 3 p.m. if carpooling. Those wanting to drive on their own can meet us at the museum. Call **Gunjan** at (949) 395-7302 or **Jennifer** at (949) 287-3263 for more information, or visit the Bowers website bowers.org for details on the exhibits.



Katsushika Hokusai (1760-1849) "The Great Wave"—one of the most iconic prints ever made.

CLUBS

to see footage of their undersea adventures and live vicariously through their exploits.

Please feel free to join and become involved in the Women's Club. All women residents are welcome. Applications are in the Niguel Shores Office. Dues are \$25 annually and each meeting costs \$5.00 to cover the cost of supplies.

—Karey Palmer

MEN'S CLUB

Our September 5 meeting started off with a bang. Well, not a bang exactly. After all, there were several uniformed OC Sheriff's Officers in the room, in the role of guest speakers. More on that later. The 50 or so Men's Club members present were at their most circumspect. We actually started with a fine hot breakfast. Then, we got down to business.

First off was an alert to all present that they should not delay getting their **Oktoberfest** tickets at *oktoberfest.niguelshoresmensclub.org* for the event coming up **Saturday, October 14, at 5 p.m.** in the **Clubhouse**. After an "attaboy" to Club Officer **Eric Eckes** for his hard work in organizing this annual soiree, our President **Geoff Dunlevie** introduced the day's guest speakers, a contingent from the OC Sheriff's Department serving Dana Point.

The lead speaker was **Ms. Jill Jackson**, a Crime Prevention Specialist. Jill opened with dialogue with the audience that confirmed the Shores are not exactly a high crime area. In fact, our biggest crime problem is thefts from unlocked vehicles. Bad, but not exactly life threatening. There are areas nearby, parts of south Laguna and Laguna Niguel, that have been afflicted by the Chilean 90 Day Visa Gangs, but in the Shores, not so much. Still, this is no time to be complacent. Ms. Jackson reminded us, "If you see something, say something." And keep your car doors locked.

Next we heard from Sheriff's Deputy **Grant Meyer**, who spoke on the topic of the day, E-bikes. The most salient point Deputy Meyer made is that California state laws have not yet been enacted to enable the community, including the Sheriffs, to manage and control E-bikes as effectively as we would all like. Deputy Meyer reminded us of the almost-forgotten plague of Vespa motor scooters many years ago. Sooner or later, legislation will catch up. Let's hope for sooner. In the meantime, it is up to the citizens, young and old, to act like mature, road savvy operators.

In closing, we heard remarks from uniformed Sheriff's Deputy **Dwayne Chapple**, another effective speaker. All in

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all, it was a fine presentation, and we appreciate the Sheriff Department’s willingness to come and engage.

At our September 19 meeting, after an exceptionally fine breakfast, we heard from Club member **Dennis Backer** who spoke about his locally focused monthly publication, *The Stroll*. Dennis supported his presentation with over 50 slides, told us about the history of the magazine, its ownership as one of a multitude of similar publications owned by N2. Dennis welcomed local interest stories.*

If you are not yet a member of our Men’s Club, consider yourself invited to “audit” one of our meetings. Your breakfast will be complimentary. You do not have to be a resident of Niguel Shores to join the Men’s Club. We meet on the first and third Tuesdays of most months. Give us a look-see. If you have any questions, drop me an email at tgmoore46@cox.net.

—Tim Moore

**Editor’s Note: The Stroll magazine is not connected to Niguel Shores Community Association.*

GARDEN CLUB

This month’s meeting will be on **Monday, October 16**, at 11:00 a.m. in the **Clubhouse**. Our meeting will be all about **Pumpkins**, which are a symbol of abundance, prosperity, and good fortune. Their association with the harvest season has made them an important part of autumn.

Scientists believe that pumpkins originated in North America about 9,000 years ago. The oldest pumpkin seeds have been found in Mexico, dating back to somewhere between 7000-5550 B.C. Pumpkins, along with other forms of squash, were an important food staple among indigenous populations.

The use of pumpkins for jack-o’-lanterns came about with the arrival of the Irish immigrants. In Ireland, they used potatoes or turnips, but once in America, found that the pumpkin was a better choice!

Our guest speaker is Garden Club Vice President, **Suzanne Enis**. She will provide a demonstration on how to create a **Succulent Pumpkin** for the Fall. The completed pumpkin will then be raffled off. She will also offer some various sizes of completed succulent pumpkins for sale with all the proceeds being applied to club expenses. So ... be prepared to bring your checkbook or cash!

We always **welcome new members** to the Garden Club. Membership is open to all residents of Niguel Shores. You do not need to be a gardening expert to join. 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 per person per year, and \$5 per guest visit. To join, sign-up forms are in the Niguel Shores office. Please contact Sandi Stauffer at sandistauffer@com-cast.net with any questions. We hope that you will join us.

—Judi Palladino



DANA POINT THIS MONTH

OHANA FESTIVAL

Weekend, 9/29 through 10/1
Doheny State Beach

ENDANGERED SPECIES DOCENT WALK

Saturday, 10/14 at 9 a.m.
DP Nature Interpretive Center

BULKY ITEM CLEAN UP DAY

Saturday, 10/21
Dana Hills High and Palisades Elementary

SURFING HERITAGE:

BOEHNE STATUE CELEBRATION

Dedication of Steve and Barrie Boehne’s tandem surfing statue, crafted by Bill Limebrook.

Wednesday, 10/25 at 3 p.m.
Waterman’s Park

HALLOWEEN SPOOKTACULAR

& TRUNK OR TREAT

Saturday, 10/28
2 to 6 p.m.
Dana Point Community Center

STAIRWAVE

The 118 stairs descending from Lantern Bay Park are a new artistic focal point made of 364 feet of mosaic tile resembling a colorful wave breaking across the stairway. “Stairwave” artist Mia Tavonatti created the piece in her studio over ten months’ time with her team and local volunteers, and then it took three weeks to install for everyone’s use and enjoyment. See the full video at [youtube.com/watch?v=wUZMzCHhSD8](https://www.youtube.com/watch?v=wUZMzCHhSD8).



MEET YOUR NEIGHBOR

The Tomkins Family

If Niguel Shores had such a thing as “Official Cheerleaders of the Shores” **Kevin** and **Julie Tomkins** would be in that group! The Tomkins family includes **Kevin**, **Julie**, their daughter **Payton** (23), and **Aspen**, their six-year-old Golden Retriever. They have owned in the Shores for nine years, but moved permanently to their home on Atlantic Avenue during COVID.

Both **Kevin** and **Julie** are native Southern Californians from the San Gabriel Valley.

Coincidentally, both were actually born in the same hospital. However, Kevin grew up in Arcadia and Julie in San Marino. They were married twenty-nine years ago in the same church as Kevin’s parents and raised **Payton** in Arcadia, right across the street from her Tomkins grandparents. Needless to say, family and friends from Arcadia enjoy visiting the Tomkins here in the Shores.

Kevin graduated from Arizona State University and is a Senior Vice President at Parametric Technology Corporation, a computer software and services company headquartered in Boston. He’s been with the company for twenty-seven years. He also currently sits on an Executive Leadership Board with ASU and really enjoys being involved with this group. **Julie** graduated from San Diego State and currently works as a Business Development Manager at Astro Paper. She’s been involved in the paper industry for the last thirty years.

Their daughter **Payton** is a fifth generation Arcadian and attended Flintridge Sacred Heart Academy. She graduated from Texas Christian University, Magna Cum Laude in Business, and is currently residing in San Diego working in sales at ServiceNow, a technology company. Kevin and Julie are delighted that Payton lives within driving distance and is following in her dad’s footsteps being involved in the technology industry.

You might think Kevin and Julie met because they knew one another growing up in the San Gabriel Valley. However, it didn’t happen that way. Fast forward to a time after college at a chance meeting one summer evening in Pasadena, when their paths crossed through a mutual friend. During that encounter,

Kevin learned that Julie had just been hired at Chili’s and, coincidentally, Kevin was already employed there! A few days later they actually shared a shift together. Julie laughed that he had to ask someone her name! Julie recalls, “He

asked his best friend Patti to dinner and sat in my station because he wanted her approval to ask me out. Let’s just say Patti and I hit it off immediately and she approved—32 years ago!” One might wonder if they’ve ever celebrated their anniversary at Chili’s!

Kevin and Julie were active in their previous community and served on boards at Payton’s schools. Kevin served as president of their previous HOA for fifteen years. Presently, they are enjoying a respite as they currently finish building their new home on Dosinia. Julie comments, “It always takes longer and costs more than you planned, but the entire process—the Association, our neighbors, our contractor —have been great.”

In their free time they enjoy travelling to places like Dubai, Barcelona, Costa Rica, Aruba and Cape Cod. They love the outdoors, cooking and entertaining. Just recently Julie started playing golf with Kevin, and both are novice pickleball players. The Tomkins cheer on their perspective college sports teams: ASU, SDSU and TCU. As a family, they attended the College World Series in Omaha to watch TCU. Julie shares, “Kevin jokes that based on the year TCU has had in football, baseball and basketball, he might have to repaint his ASU themed golf cart!” She also “reminded him that SDSU was in the finals of college basketball!”



MEET YOUR NEIGHBOR

When asked how they discovered Niguel Shores, they shared that Kevin’s brother owns a home here and they stopped to visit on their way to one of Payton’s softball tournaments. They said, “Dana Point is this hidden gem and Niguel Shores is just a unique and special place. You have the bluff, the beach, all the amenities at the Clubhouse and you are surrounded by two five-star resorts—but it is the people that make this place so special.” They went on to say, “The people we have met, especially the last three years, have become family. It feels like we have known them our entire lives.”

You have probably seen them in our July 4th parade or down at the Bluff during major events. Or maybe you’ve seen the twenty-five foot snowman on their roof during the holidays! Each season brings something to celebrate. Now, at the onset of fall, Julie says she will “celebrate with a pumpkin-spiced latte, TV by the fire, and my homemade chicken soup.” Fall also means attending Oktoberfest, dressing up for Halloween, and following college football as avid fans. It seems likely that the Tomkins family will continue to celebrate life here in Niguel Shores, cheering on each season in a spirit of fun.

—Michelle Ralph

SPOTLIGHT

This is the story of a lucky lady, a very lucky canine, and a popular CBS television series. The show “**Lucky Dog**”—now in its tenth season—visits animal shelters and rescues out-of-control, untrained, unadoptable dogs. Then, at the **Lucky Dog Ranch**, trainer **Brandon McMillan** would turn these difficult pooches into perfect pets. After that, a lucky person can adopt one of these “lucky dogs.” A heartwarming story all around.

Our Niguel Shores neighbor **Julie Bower** was one of those lucky people and adopted her little white dog, **Motu**. You have probably seen Julie walking throughout our community with her cute companion, who resembles a Maltese mix. If you see them, be sure to say “hi” to the lucky duo.

The original television episode starring Motu aired in 2015 during the third season of “Lucky Dog.” It opened with sweeping views of our Niguel Shores bluff

and showed Motu in one of his favorite activities —kayaking!

Now, eight years later, CBS is doing a reunion show featuring Motu. Filming just wrapped on an episode that is soon to air with Julie and Motu enjoying a recent day in the park, plus clips from the original that may include scenes of Niguel Shores.

A longtime Shores resident, **Julie** has lived on **Windjammer** since 1997. She shares her stylish home with **Motu** and an energetic cockatiel named **Mori** who whistles at the ladies and wakes the house each morning with the ballpark fanfare, “da-da-da-DA-da-da – Charge!”

Julie is a native Californian whose mother, brother, and grandnieces all live close enough for many visits. She attended Ocean View High in Huntington Beach, majored in Business Finance at Cal State, Long Beach, and is a Certified Financial Planner at Lincoln Financial Advisors in Irvine. With more than thirty years’ experience in the financial field, Julie also finds time to volunteer. She is a former Board member of the Boys & Girls Club, past president of Women’s Interactive Sales Exchange, a member of NAIFA, and the Financial Planning Organization of Orange County.

Julie loves seeing the mix of ages, interests, activities, and upgrades that make Niguel Shores such a desirable place to live. She says, “What a blessing this community is!”

You can watch the “**Lucky Dog**” reunion episode featuring **Motu** and **Julie** on CBS, Saturday, October 7. Check your guide for either 8 or 9 a.m.

—Sandy Homicz



SPOTLIGHT

“Those Lazy, Hazy, Crazy Days of Summer . . .” We might remember long ago summers when we hear those lyrics, as rendered by Nat King Cole back in the 1960s—but right now, here in our seaside community, we have our own lazy, hazy, crazy summer memories. *Our neighbor Joan Stoelker writes:*

Labor Day weekend 2023 will not be forgotten at the beach in our neighborhood. As happy locals and excited vacationers swarmed the Strands and Salt Creek beaches, mother nature had a different idea of fun in the sun.

With high tide came huge waves that swamped the sands to the rock abutments. The OC Life Guard at the end of South Strand watched a surfer-less stretch of ocean from his perch in the rocks next to the sloping pavement. Waves crashed against the rocks shooting wide sprays up the bank.

Further down the pavement from the headlands, the steps allowed some access to a small crescent of wet sand where brave individuals spread beach towels in hopes of catching some rays. Each was prepared to jump onto the rocks at a moment’s notice to escape the inevitable crash. One should be young, agile, and on alert to cover this vertical distance so easily.

Others found their beach experience on the rocks themselves. Bathers spread towels on the rocks and carefully draped themselves like harbor seals. True campers actually added carefully placed umbrellas and chairs between the crevices. Books were read, games played, and all done so seamlessly while the waves crashed closer and closer. Such initiative!

Generous portions of the cement walk were dotted with undeterred individuals and families experiencing the magnificent waves from a safer distance. This was my happy zone!

The beach below the bluff was not without challenges. Once accessed after sloshing through strong current-filled waves, a longer but thinner strip of wet sand allowed enthusiasts a narrow slice of refuge pried against formidable boulders.

Higher up, the determined fearlessly perched in their rock lairs enjoying the day.

Even though much wider, Salt Creek did not escape the encroaching waves. Umbrellas lined a long swath of sand which ended in a large lake formed from the rushing sea. Bathers frolicked in the swimming pool-like feature.

Was it the result of a distant hurricane, the onset of Fall, or the

Blue Moon? Scientists can ponder the cause and we can enjoy the constantly changing, ever challenging landscape that is our western neighbor, the Pacific Ocean.

Here in Niguel Shores, our **Labor Day Celebration**

at the **Bluff** arrived to perfect weather after a few days of high humidity mixed with drizzle. Hundreds in our community, all ages, gathered at 5 p.m. for a goodbye to summer.

A DJ group spun songs, led games for the children, line dances for all, and released good vibes. Everyone mingled watching the waves, sharing appetizers, talking about the new school year, or a never-to-be-forgotten summer vacation.

Soon, the charcoal in the huge trailer grill turned to white, ready for the “chefs” who tossed their steak, chicken, sausage, fish, corn, fruit and veggies on the grid—and the barbecue wars began. Even the humble hot dog and hamburger shared the cooking space, to the respect of all. Lots of joking, poking, and some mishaps made for great camaraderie around the grill, and eager families cheered when the food arrived back at their tables.

The crowd paused about 7:15 as the brilliant orange sun sank into the sea. In the lingering sunset came a sigh let out by all at our unofficial end of summer.

—Joan Stoelker



Jon Cobain's Birthday (top) and Labor Day (below).

ACTIVITIES

BRIDGE

Oh, how fast time goes by. In earlier years, work was always on my mind and everything else came second. However, my wife soon corrected my misspent sense of direction and our marriage moved along an even keel, both of us on the same page. Time rushed on. Soon, as empty nesters, we planned to travel and enjoy sports together and regretted not taking more time to do that. When my wife's parents introduced us to Niguel Shores, we jumped at the chance for our dream home. All was well, and then came time for Bridge! I had played earlier, but returned to the game when my mother-in-law, Margaret, encouraged me to start up again. I have been thankful ever since.

If you played in the past and would like to play again, don't let time pass you by! Come to the Clubhouse on any Wednesday at 10:30 and see what we do. If you need to brush up on your game, we have friendly players who will bring you up to speed. Give Bridge another chance!

Our recent winners:

8/16: New member Terry Liebman, first; Sandy Nelson, second; Jane Olson, third.

8/23: Jane Olson, first; Elizabeth Miller, my charming adopted sister, second; and a favorite, Dorothy Garcia, third.

8/30: Byron Nelson, husband of Sandy, first; Jim Pinola wrestled with Glenda Wilson for second; Glenda settled for third.

9/6: Jim moved from second to first; Terry Liebman, second; close on his heels our "Fearless Bridge Leader" Betty French, third.

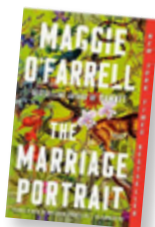
9/13: Frank Feher (who turned 90), first; our traveling photographer, Bill Imbriale, second; Chicago-bound John Shaw, third.

Many thanks to our Bridge players for all the good advice on playing. I learn something new each time we play. Please call **Bob** or **Betty French** at (949) 312-2556 if you are interested in joining us.

—Mike Oliva

PAGE TURNERS

We are now into our second month reading our new list of nine books. This month's selection is *The Marriage Portrait* by Maggie O'Farrell. O'Farrell is an Irish author of several award-winning novels, her most recent (prior to this) being *Hamnet*. I recalled that we read *Hamnet* in the book club last



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October! Funny how these coincidences happen—it was certainly not planned. While *Hamnet* was set in Shakespearean times and dealt with his son, *The Marriage Portrait* is set in the Italian Renaissance and deals with the “third daughter” of the Grand Duke of Tuscany.

As the story goes, Lucrezia, the daughter of Cosimo de Medici is suddenly married off to Alfonso d'Este, the Duke of Ferrara at the age of 15, and a year later she is dead! Several critics have stated in various different words that the author “has shuffled historical fact, portraiture and poetic fantasy together and used them as the basis for a piece of fiction in which a simple tale, of a girl forced too young into a dynastic marriage, is overlaid and embellished with elements from fairytale and myth.” (*The Guardian*). We will see what the book club members think of this.

If you are thinking of joining a book club, we would love to hear from you. We have three groups all reading the same book at the same time each month. Two groups meet the fourth Thursday afternoon of the month (contact **Steve & Ann Morris** at samwrsi@cox.net) and the other group meets the fourth Monday afternoon of the month, contact **Frances** at fozimed@cox.net. All groups meet at the Clubhouse.

—Frances Ozimec

A NEW NAME FOR DANA POINT SYMPHONY

J. Scott Schoeffel, President of the Dana Point Symphony, recently announced the orchestra's change of name and increased scope. Going forward they will be known as the **Sea Coast Symphony**. Under its new name, Schoeffel says the Sea Coast Symphony is planning “a truly epic” holiday show in the for the evening of December 27, and asks that all interested save the date for this “very special occasion.”

ACTIVITIES

LIBRARY

Dana Point Library provides free public programs for all ages. To learn more, call (949) 496-5517.

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.-4 p.m.

Spooky Snacks

Thursday 10/12 at 3:30 p.m.

Young Readers Book Club

Wednesday 10/18 at 3 p.m.

Decorate a Haunted House

Thursday, 10/26 at 3 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 10/14 at 10 a.m.

Jigsaw Puzzlers

Friday 10/6 at 11 a.m.

Gentle Reads Book Group

Thursday 10/12 at

10:30 a.m.

Beginning Cross Stitch

Saturday, 10/14 at 10 a.m.

Tech Tutoring for Seniors

Monday 10/16 at 3:30 p.m.

Beginning Crochet

Saturday 10/21 at 10 a.m.

Foreign Film “The Dynamiter”

Saturday 10/14 at 2 p.m.

Seaside Book Group

Monday 10/23 at 10:30 a.m.

Magic Illusions by Allen

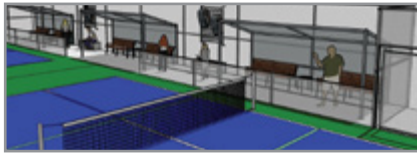
Saturday, 10/28 at 2 p.m.

SPORTS

PICKLEBALL

By now most of the community is aware that the Recreation Amenities Project is well underway here in Niguel Shores. One question we hear on the Pickleball Courts is, **“How will the Amenities Project impact Pickleball here in Niguel Shores?”**

The Amenities Project offers several welcome improvements to our present Pickleball Courts. First, the present seating area will be enlarged and “bumped out” to include additional space and additional seating. Second, the project includes four new eight-foot benches with shade covering, as shown in the rendering here. Please note there may be some modifications to this rendering.



At this time the construction on the courts is scheduled for mid-November. However, we will continue to update you on that date. The courts will be closed for approximately three weeks during construction. Additional repairs will be made to the courts in the spring of 2024. The Niguel Shores website is posting updates as the project moves along, so be sure to check niguelshores.org for additional information.

The “Rules” and Pickleball schedule are posted on the gate and on the Niguel Shores website. As a reminder, Drop-In play is open to all players on Monday, Wednesday, Friday and Saturday morning from 9 to 11 a.m. and Wednesday afternoons from 4:30 to 7 p.m. Organized play, where you arrange your own foursome, is available during non-drop in times. Finally, Sunday’s hours are limited to 11 a.m. to 3 p.m.

The Recreation Amenities Project should provide the Niguel Shores Community an even better Pickleball experience. See you on the courts!

—Art Staudenbaur

TENNIS

Tennis History at the Shores—In the world of tennis, the culture and participation has drastically changed over the years. The courts, equipment as well as the players, are in constant change to improve the sport. So, too, has tennis changed in the Shores.

The first *Seashore News* issue appeared in April, 1973—50 years ago. It mentioned a Tennis Committee who coordinated use of the courts and it gave rules and court hours. By October of that year a heading appeared called “Sum Fun” devoted to recreational activities.



During that month of October, the *Seashore News* (aka SUM FUN) was delivered as we do today via “Pony Block Chairman Express.” That October publication included sports activities such as 3-Man Basketball, Men’s Volleyball, Ladies Volleyball, and Draw Hat Mixed Doubles Tennis.

The Draw Hat Tennis morphed into the tennis club formed at the Shores, called the Sea Terrace Tennis club. As the year progressed, tennis at the Shores changed to having Saturday doubles for the Men and Thursday doubles for the women. Penni and I were involved in those years as new Niguel Shores residents.

Now Niguel Shores offers both Tennis and Pickleball, and they blend very well into our community. This new partnership expands the recreational opportunities for our residents. We look forward to the advances we are making as a community that enable our residents and future residents to fully enjoy the environment that the Shores provides.

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

—Don Baer and Penni Buff

RSV, Shingles, Influenza, COVID-19, Pneumonia — Should I Vaccinate?

I am presently overwhelmed with the health ads, health news, and health warnings on television. The advertisements seem to discuss the need to get vaccinated. The disease focus in these ads is about possible fall and winter respiratory diseases, shingles pain, and COVID-19. Talk segments in the news threaten a new COVID variant called BA.2.86.

I tried to clarify this jumble of advertisements and news blurbs through research at scholarly sites and at the Center for Disease Control (CDC). Using the CDC website vaccination pages allows you to see a usual vaccination schedule for different ages and/or needs, and the questions to ask your own MD. Let me clearly say no one but your doctor can advise you on what vaccinations you may need or do not need. Every one of us has a different health history to consider in the decision to vaccinate. Only your doctor knows all your particular health concerns that might affect the decision to vaccinate.

The purpose of my research and writing about using the CDC website as a starting point is to assist your knowledge about infectious diseases and how their prevention by vaccinating may be used as a health approach. Best action is to get on your computer and

go to <https://www.cdc.gov/vaccines/schedules/easy-to-read/adult.html>

This specific CDC page informs you of the most recent guidelines for adult vaccination. Throughout all the CDC pages your learning curve on both the disease and vaccination will improve. The exercise of scholarly research gives disease facts, frequency and types of vaccination prophylaxes as well as additional common medical treatments. As you browse through CDC website pages, you find a quiz to focus you individually on the immunizations you might need at your age. There is a table identifying what to ask your MD about these differing contagious diseases and if you

personally should get prevention by vaccine.

The information about prevention via vaccination may be very different for every one of you. Further, there are many ways to prevent infectious disease. Washing our hands is the number one form of disease inhibition. In summary, my article here is to offer a solid scholarly place to learn about both the diseases and their prevention by vaccination. Regardless of what the TV commercials advertise or the news says about our new COVID variant BA.2.86, please research things at the CDC pages and ask your doctor's advice for yourself individually.



—Margaret Wilson RN, MSN, EdD



Issues of the *Seashore News* from 1973 to present are available online at www.niguelshores.org. We would like to hear from you! Send your comments and suggestions to seashorenews@hotmail.com

General Editor: Sandy Homicz Assistant Editors: Michelle Ralph (Committees/ News) Patti Staudenbaur (Clubs/ Activities/News)
Contributors This Issue: Don Baer (Tennis) Debi Berk (Rec Amenities) Jim Cobb (Board From the Helm) Susan Courtney (News/Photos)
Susan Davis (Pet Parade) Geoff Dunlevie (Maintenance) Mary Ellen Hofmann (News/ Distribution) Blayke Miller (Recreation) Marla Miller (GM Report) Tim Moore (Men's Club) Tim Murphy (Traffic and Safety) Matt Northrop (Website/Advertising) Mike Oliva (Bridge) Frances Ozimec (Page Turners) Judi Palladino (Garden Club) Karey Palmer (Women's Club) Jenny Rose (Women's Outside Activity) Sharon Stewart (Wellness) Mike Stively (Architecture) Joan Stoelker (Feature/Photos) Meg Wilson (News/Health/Photos) Jessica Wright (Family News)



Pet Parade



ARTHRITIS IN CATS

Cats are living longer because of more advanced veterinary medical care. As a result, we are seeing more complications from old age, such as **osteoarthritis (arthritis)**, a progressive degenerative joint disease. The median age of cats diagnosed with this condition is now 10.2 years, and approximately 90% of cats over the age of 12 have been found to have osteoarthritis.

What is arthritis? As in people, arthritis is a degenerative condition in which the normal cartilage cushion of the joints breaks down. Eventually, the bones in the joint rub against each other, causing pain, decreased joint movement and, in some cases, the formation of bone spurs or other changes in and around the joint.

How do we know a cat has arthritis? Identifying the signs of arthritis in cats is more difficult than in dogs. Cats are secretive and hide their emotions. Sometimes we look for a change in behavior, like no longer jumping up on the bed, counter or cat tree. Cats with arthritis can be grumpier than normal, have decreased self-grooming, be restless, have issues with using the litter box, or be clumsy. After answering questions about specific indicators of arthritis, a client can measure the intensity of their cat's arthritis-induced pain by using a Feline Musculoskeletal Pain Index (FMPI), accessible by typing FMPI into your internet browser.

What signs of arthritis do veterinarians look for in a physical examination? First, we look at how the cat walks around in the exam room. This can be challenging because often cats are too stressed in the exam room to even move at all. We try to make the space very quiet and give the cat extra time to acclimate. Next, the veterinarian will "palpate" (examine by touch) all the joints. This can also be difficult because cats do not like their legs touched. Because it is difficult to accurately assess a cat's condition in the clinic, a client can record their pet's movements at home, which can be very helpful later for the veterinarian. Based on the cat's mobility and activity, arthritis can be staged from Stage 1

(only early signs of impairment) all the way to Stage 4 (loss of mobility and significant pain).

What can we do for cats with arthritis? Currently, we have no way to reverse the arthritis condition. To treat a pet with arthritis, veterinarians use a **multimodal approach** combining traditional medication, supplemental (adjunctive)

therapies, and environmental modification. For medications, we use nonsteroidal anti-inflammatory drugs. Unfortunately, cats do not metabolize this type of medication well. This makes the drugs more toxic and problematic on a long-term basis. Fortunately, there is a new FDA approved medication available for cats called Solensia. It is a monoclonal antibody injection designed to recognize and attach to a nerve growth protein involved in regulating cat arthritis pain. When the antibody binds to this protein,

it prevents the pain signal from reaching the brain. This injection is given under the skin once a month by a veterinarian. The medication may have side effects, including vomiting, diarrhea, injection site pain, scabbing, and itchy skin.

Adjunctive therapies for arthritis in cats include laser therapy and acupuncture. We also use fatty acid supplements. A drug called Adequan was developed

for racehorses and has been used for years in dogs. We can use it in cats "off-label." It is an injectable that helps the cartilage heal. It has no known adverse effects. Environmental modifications also can be made to the cat's living areas so the cat's space is more comfortable and it can move around more easily. For example, it helps to provide the cat with a warm bed and a ramp to reach high places without jumping.

If your cat has any of the symptoms of arthritis, speak to your veterinarian about the new injectable medication, Solensia and other means of treatment. This could go a long way to improving your cat's quality of life. As the medical community continues developing ways for our pets to live long, comfortable lives, it's an exciting time to be in veterinary medicine!

—Susan Davis, DVM



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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 49 homes, down 2%, and now sits at 2,385, its lowest reading since the start of July. The inventory peaked four weeks ago. It is the second lowest end-of-August reading since tracking began in 2004, slightly behind 2021. In August, 39% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,367 less.



DEMAND

Demand, the number of pending sales over the prior month, decreased by 111 pending sales in the past two weeks, down 7%, and now totals 1,465, the lowest end-of-August level since tracking began in 2004. Last year, there were 1,831 pending sales, 25% more than today. The 3-year average before COVID (2017 to 2019) was 2,438, or 66% more.



EXPECTED MARKET TIME

With demand falling faster than supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 46 to 49 days in the past couple of weeks. It was 61 days last year, slower than today.



CLOSED SALES

There were 1784 closed residential resales in July, 9% less than July 2022's 1,959 closed sales. July marked a 10% drop compared to June 2023. The sales-to-list price ratio was 100.3% for all of Orange County. Foreclosures accounted for 0.2% of all closed sales, and there were no short sales.

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

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REAL ESTATE REPORT FOR NIGUEL SHORES

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33551 CAPSTAN DRIVE

33701 MARLINSPIKE DRIVE

24021 WINDWARD DRIVE

★ 2023 REAL ESTATE UPDATE FOR NIGUEL SHORES ★

2 HOMES CURRENTLY FOR SALE
PRICED FROM \$2,289,000 - \$11,995,000

5 HOMES CURRENTLY IN ESCROW
PRICED AT \$2,449,000 - \$6,500,000

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

★ (PER MULTIPLE LISTING SERVICE AS OF 9/18/23) ★

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