

**Niguel Shores Community Association**  
**Community Update – November 21, 2023**

For the most up to date information visit: [niguelshores.org](http://niguelshores.org)

**NSCA Recreation Amenities Construction Update – November 21, 2023**

The Recreation Amenities Project began construction in September 2023. As of mid-November, the project has completed the major excavation and drainage work in the sport court, bocce courts, picnic and playground areas and is preparing to begin backfilling and compaction.

In the execution of this work, the project encountered and resolved issues caused by unforeseen drainage, irrigation and excess dirt. With these issues behind us, the new timeline for the completion of the project is now January 2024.

The Recreation Amenities Project Team and Board of Directors will keep all updated as new information becomes available. Listed below are answers to questions raised by residents.

***Question: Why did we encounter drainage issue?***

During excavation work, it was discovered that several of the old drain lines in the construction area were not routed as expected and required new installation and cleanout to facilitate drainage for the bocce ball and sport court. This problem is now corrected.

***Question: what were all the trucks doing the week of 11/13?***

The amount of excess dirt exceeded the engineered plan, hence decisions needed to be made to deal with the problem. The Board reached an agreement to remove some of the excess dirt and utilize the remainder to re-grade and re-seed the Community Lawn area. This decision will result in a much-needed new lawn area for all to enjoy.

***Question: What is the new schedule timeline?***

Backfill and compaction of the ground cannot be completed until the ground is dry. This work is planned to take place the week after Thanksgiving, weather permitting. After that, the concrete subcontractor will build forms and pour concrete starting the first week of December with a plan to finish before the Christmas holidays.

Concrete work includes the pickleball court bump-out, sport court, picnic area, bocce ball courts and footings for the picnic shade structure, basketball goals and playground equipment. Following curing of the footings will be installation of the new playground equipment and picnic area shade structure. Installation of the sport court tiles basketball goals and playground rubber surface is planned for early January along with final irrigation, plantings and furnishings.

***Question: When will the pickleball court be closed for construction?***

This activity for the new seating area is planned for early December. Notice of the exact dates and expected downtime will be provided in conjunction with our concrete subcontractor mobilization.

***Question: When will the new Community lawn area be ready?***

Access to the new re-graded and re-seeded lawn areas will be restricted for 90 days following completion of construction in January.

CHECK OUT THE WEBSITE FOR PICTURES OF ONGOING CONSTRUCTION AND UPDATES. QUESTIONS:  
SEND TO THE [NSAMENITIES@GMAIL.COM](mailto:NSAMENITIES@GMAIL.COM).

**Thanksgiving Holiday – Office Closures**

The Niguel Shores Office will be closed November 23 and 24 for Thanksgiving. No construction is permitted on November 23. Construction is permitted on November 24.

**Upcoming Holiday Season Events Brought to you by the  
Niguel Shores Community Association (NSCA) Recreation Committee:**  
*For additional detailed information see the Seashore News & website*

**Christmas Market – Saturday, December 9, 11:00 a.m. to 4:00 p.m.**

Come and enjoy our annual Christmas Market at a new location, the Beach Bluff. We have several vendors that will be selling exciting items. What a great way to do all that holiday shopping.

In addition to the lovely items for sale, Savory Times Food Truck will also be in attendance so you can enjoy a nice lunch during your shopping experience. Due to limited cell service at the Bluff, please bring cash for all purchases to help both the vendors and food truck.

**Cookies with Santa – Sunday, December 10, 4:30 to 6:30 p.m.**

Enjoy cookies and festive holiday punch with your family and friends while the children enjoy a story read by Santa Claus under the beautiful Christmas tree.

**Holiday Lights Contest – Light Counting will occur December 13-15**

Start decorating your home the day after Thanksgiving on November 24. The light counting process will take place from December 13 through the 15<sup>th</sup> and everyone is looking forward to seeing all the beautifully decorated streets. The winning street will enjoy a pizza party to be held on December 18.

Niguel Shores Community Association  
33654 Niguel Shores Drive - Dana Point, CA 92629  
(949) 493-0122