

Seashore News



December 2023

Published Monthly by Niguel Shores Community Association

Issue 600

FROM THE HELM

Happy 600th Seashore News!

What were you doing back in 1973? (For many the answer may be “I wasn’t born yet.”) My significant memory from 1973 was watching the televised Watergate hearings with my parents, and seeing our future President, Gerald Ford, being confirmed by the House as Vice President following Spiro Agnew’s resignation.

Wow, 600 issues of our volunteer-crafted community newsletter have found their way into the hands of generations within Niguel Shores since 1973. Speaking candidly, the *Seashore News* has been the conduit of “all things” Niguel Shores related. Whether it be club activity news, updates on major community endeavors, or highlighting a neighbor, the *Seashore News* has always been my “read.” Returning home from business trips, I could easily catch up on “what’s going on.” Thank you to all the volunteers who keep this periodical going strong!

Amenities Project Soil

By the time you are reading this, you will have already noticed that throughout the early phases of the Recreation Amenities Project, excavation was omnipresent. In order to utilize as much of the excavated soil as possible, the decision was made to have Harvest ‘scrape’ the majority of the park, spread and level it with the soil and re-seed it. This area will be protected for a while to allow the seed to properly germinate and develop into a robust grassy area.

Thoughts for the New Year

Looking forward as we approach the New Year, I realize many

resolutions are made, often involving diet and exercise. I’m not a dietician, so I’m not even touching that topic. I love the city in which we live. We enjoy the best climate in the world. Yes, we live in paradise! While watching the news this past week I caught a segment entitled “Americans Are Walking Less.” I know e-bikes are extremely popular and for many the first or second choice in visiting downtown locations. Instead, consider enjoying some great walks, runs, or hikes around this amazing area we call “home.”

When was the last time you walked through Dana Point to observe the 1920s Spanish style homes which line many streets? So many of these homes have been beautifully maintained and/or restored, whether on the tree-lined streets leading down to the harbor or in the hillside areas. Maybe you enjoy the tranquility of the ocean. Walking from Niguel Shores down to the Harbor and exploring all the pathways surrounding the water can be a relaxing few hours. We have spectacular beaches in Strands and Salt Creek. Walking or running the entire stretch between

the two beaches is exhilarating, especially in the morning or at sunset. If you’re feeling energetic, consider the pathway behind the Waldorf Astoria which leads down to the beach in one direction or up to Chapparosa Park in the other direction. Aside from exercise, there is an important side benefit to walking around town ... you can CONNECT with neighbors and merchants.

Those for whom walking or hiking isn’t of interest or an option, don’t forget we have a phenomenal pool in Niguel Shores just waiting to give you an aquatic workout!

Happy Holidays!

—Jim Cobb



**Tis the Season!
Let your light shine!
Be merry, joyful, grateful!**

Enjoy all our Niguel Shores holiday events!

Display Your Holiday Lights – November 24 to January 6

Page Turners Party – Monday, December 4, 1:00 to 3:00 p.m.

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

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

Holiday Lights Counting – December 13-15

Women’s & Men’s Clubs Joint Party – Thursday, December 14, 5:00 to 8:00 p.m.

Garden Club Party – Monday, December 18, 11:00 a.m.

Pickleball Party – Wednesday, December 20

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GENERAL MANAGER REPORT

Living in the Shores

During this holiday season, and before 2023 comes to an end, I want to take a moment to reflect on this wonderful community and the benefits of living in Niguel Shores. These benefits include the beautiful property itself with its greenbelts, pool, spa, sports courts, clubhouse, new amenities being built as we speak, and unique ocean front park. In addition, the office staff, patrol service, and maintenance staff are present onsite daily to serve the needs of individual residents and the whole community.

As homeowners in the Niguel Shores Community Association (NSCA), you elect your own Board of Directors composed of your friends and neighbors who know Niguel Shores well and volunteer their time and talents at no pay to provide oversight for everyone's best interests.

And, as many residents have remarked, there is a true spirit of friendship, care, and concern evident among all those who live here and participate in our committees, clubs, and activities.

Besides this being a wonderful place to live, Niguel Shores has the benefits of being a self-managed community where you, as residents, are in charge of Niguel Shores' overall governance, finance, maintenance, recreation, and wellbeing. As a self-managed community, Niguel Shores is not paying an outside management company additional fees to do the job that your staff is currently doing for you daily.

This self-management keeps homeowner assessments at a reasonably low level compared to communities with fewer amenities yet paying higher assessments for outside management services. One more benefit for residents and staff here

at Niguel Shores is the appreciation we all feel of being part of one of California's premier coastal communities. Niguel Shores is truly a community and not just a place to live. This community spirit shows through and the staff at Niguel Shores appreciates each and every one of you for that spirit.

Holiday Gratitude

To express yet again our appreciation, the staff would like to send a big Thank You to everyone for your generous contributions to the staff holiday gratuity fund. Each member of the office and maintenance staff appreciates that you support them and are very grateful for your kindness. Thank you to everyone!!

HAPPY HOLIDAYS!

The Niguel Shores Staff would like to wish all residents of Niguel Shores a very happy and safe holiday season. We all look forward to a positive and happy coming year and future in such a wonderful community. Happy Holidays from the Niguel Shores Staff!

—Marla Miller



OFFICE CLOSURES

- December 8, half day – Staff and Board Holiday Lunch
- December 22, half day – Christmas Eve Holiday
- December 25 – Christmas Day
- December 29, half day – New Year's Eve Holiday
- No Construction – December 25 and January 1

NOVEMBER 2023 BOARD MEETING:

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited September 2023 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for October 11, 2023
- General Session Meeting Minutes for October 25, 2023
- November 2023 Expense and Transfer (Actual)
- Updated Litigation Disclosure
- Finance Committee Revised Charter
- Add an Emergency Item to the Agenda: Transfer \$200,000 from Comerica Money Market to Pacific Western Operating Account
- Transfer \$200,000 from Comerica Money Market to Pacific Western Operating Account
- Annual Disclosure Mailing and 2024 Budget – NSCA – STII – BI
- Enumerate New Accounting System
- Recreational Amenity Additional Cost for Soil Removal
- Submit Request for Reimbursement to Insurance

APPEALS:

- Denied: Appeal of Architectural Committee Disapproval of Application for Remodel at 23611 Sidney Bay
- Denied: Appeal of Architectural Committee Approval for Remodel at 23892 Danzig Bay
- Denied: Appeal of Architectural Committee Approval of a Retractable Awning at 24105 Gourami Bay
- Denied: Appeal of Architectural Committee Approval of a Remodel at 23881 Coral Bay

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (September)
- Recreational Amenity Update
- Correspondence
- Board Discussion: E-Bike Best Practices, Tree Trimming, NSCA and Police Presence
- Manager's Report

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, DECEMBER 13, 2023, BEGINNING AT 6:00 P.M.**

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE

Homes in our perfectly situated seaside community do not stay on the market long. Niguel Shores is among the most coveted coastal residential areas in Orange County. As a result, the Architecture Committee has been extremely busy this year. Most home sales here quickly become remodel projects. The volume of applications we process has increased every year.

Our committee is commissioned by and reports to the NSCA Board of Directors and is assigned with the task of reviewing all applications for exterior modifications, and for rendering an approval/disapproval based on current rules for each of the nine unique neighborhoods of Niguel Shores. Our work also involves thoughtfully reviewing architectural rules and recommending changes or clarification to the Board of Directors, visiting proposed construction sites to assess the impact on surrounding homes and staying abreast of legislative changes that may affect projects in our community. The goal of our committee is to gracefully manage the evolving architectural changes in Niguel Shores while minimizing any impact to existing residences.

Our current committee members are **John Chis, Trisha Pearson, Barbara Speare, Jeannie Stitche, Mike Stively** (Chair), **Pat O'Brien** (Board Member Liaison), **Karen Decker** (Staff Architectural Manager).

—Mike Stively

COMMUNICATION COMMITTEE

Right now, you are reading the 600th issue of the *Seashore News*. That's right. Every month for the past 50 years, the Niguel Shores Community Association has published a newsletter to keep our residents informed about what's happening in our neighborhood. If you do the math, it is 12 issues a year multiplied by 50 years = 600 issues by now. Whew!



We want to acknowledge the many writers and photographers whose articles and pictures have appeared over these 50 years, as well as the long line of editors who put the newsletter together, plus the residents, Board members and Management staff who make up our Communication Committee, and the advertisers who support this publication. Thank you!

From our committee members—**Susan Courtney, Rhonda Dunlevie** (Board Liaison), **Mary Ellen Hofmann, Sandy Homicz** (Chair), **Marla Miller** (Management), **Matt Northrop** (Staff Liaison), **Michelle Ralph, Patti Staudenbaur, and Meg Wilson**—Happy Holidays and Cheers to the New Year!

—Communication Committee

LANDSCAPE COMMITTEE

Our Landscape Committee members were in full force walking their areas and preparing landscape reports throughout 2023. Thank you to all the Committee members (past and present) for their positive contributions to the maintenance and management of our community landscape.

Landscape Committee Members for 2023 were **Diane Dale, Lynn Dawson, Geoff Dunlevie, Sue Forrest, Kathy Jones, Marrietta Hannigan, Carla Perin, Linda Ritch, Kathy Samuel, Vicki Sheff, Janice Stauffer, and Bill Walkup**. Niguel Shores would not be the beautiful place it is without the service of these individuals and all our wonderful, dedicated volunteers.

—Landscape Committee

MAINTENANCE COMMITTEE

2023 has been a year of many interesting projects, some planned and some unplanned. The unplanned was an SUV speeding down Mariner Drive and running over our new barcode reader and through the pedestrian gate causing quite a disruption. Well, the barcode reader was replaced rather quickly but the gate took longer and was happily completed in mid-November.

The 2023 Street resurfacing project has been delayed until early 2024 due to the large scope of the project and contractor scheduling conflicts, so please be patient.

The nagging wiring problem that led to several street lights not working on Niguel Shores Drive has been repaired and the lights will soon be functioning. Several mushroom-type light poles will be installed as well.

Many other ongoing projects are too numerous to list here, but the committee would like to thank the Maintenance Staff, **George Cooley, Dave Smith, Tom Shimkus, Ray Russomano, and Jason Lelli**. Thank you, gentlemen, for your fine work keeping Niguel Shores the most well-maintained community!

—Geoff Dunlevie

RECREATION COMMITTEE

Happy Holidays from your Recreation Committee! A big thank you to **Sean Bittner, Jennifer Hochstadter, Nancy Tinnes** and **Kathy Samuel**, who are currently serving on the Committee. In addition, thank you to **Suzanne Enis** and **Catherine Bitran** for serving this year. These volunteers take time out of their busy schedules to chair different events throughout the year.

The Recreation Committee hosted several events in 2023, including evenings at the bluff throughout the

COMMITTEE REPORTS

summer months and holiday celebrations for Saint Patrick's Day, Cinco de Mayo, Fourth of July, Halloween, and Winter Holiday Festivities.

The committee always welcomes residents to help with community events. If interested in helping with any of these events, please contact the NSCA Management Office for more information.

Upcoming Events:

Christmas Market – Saturday, December 9, 11:00 a.m. to 4:00 p.m. Come to our annual Christmas Market at a new location, the Beach Bluff. We have a variety of vendors 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 Santa Claus reads the children a story under the lighted 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 15, 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.**

—Recreation Committee

RECREATION AMENITIES ENHANCEMENT PROJECT

Congratulations to the *Seashore News* team on this 600th issue! It's another reminder of what an incredible community we have here in Niguel Shores. From the bluff to the clubs here to the recreation committee events, we are a hidden gem in Dana Point. And now, with our new amenities coming soon, we will add another dimension to our special community.

Thank you to those who are following the amenities project through our Niguel Shores website. There you will find the up-to-date status, pictures, cost summaries and more. We will continue to send emails for significant activities including temporary facility closures.

A couple highlights to share: Regarding the playground, the board voted to replace the wood chips with the poured-in-place rubber surface which will be a safe and cleaner option.



Amenities work continues in the Community Center Park.

At the beginning of December, the pickleball courts will be closed for an estimated few weeks for the construction of the new seating area. Emails will be sent with more details, but just a head's up. Please be patient during these construction enhancements.

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

Happy December!

—Debi Berk

VIEW PRESERVATION COMMITTEE

The View Preservation Committee worked hard this year visiting properties and reviewing homeowner submitted concerns. Views are an essential part of living in Niguel Shores and the Committee evaluated many concerns regarding potential view blockages from private property plantings and trees in 2023. A big THANK YOU to Committee members **Kathy Jones, Kathleen Rosenthal, and Dianne Young** for their volunteerism and service to our community this year.

—View Preservation Committee

CLUBS

WOMEN'S CLUB

Congratulations to *Seashore News* celebrating its 600th issue! Times have certainly changed since the first publication in 1973, but we are proud to say that over all those years the Women's Club has been providing Niguel Shores women with fellowship opportunities and contributing toward the betterment of our community.

We are especially thankful to the past and present Women's Club Board members for making Women's Club a vibrant part of Niguel Shores for the past 50 years, and to our current Board officers **Sharon Stewart** (President); **Carole Daly**, **Laurel Yocca** (Co Vice Presidents); **Karey Palmer** (Secretary); **Cathy Tyson** (Treasurer); as well as Committee Chairs **Gunjan Anand**, **Cathy Burgner**, **Catherine Bitran**, **Dianne Cahill**, **Suzanne Enis**, **Ginny Gravely**, **Sandy Homicz**, **Marnie Olia**, **Judi Palladino**, **Carla Perin**, **Jenny Rose**, **Adrienne Ruben**, **Carey Smith**, **Janice Stauffer**, **Sandi Stauffer**, **Jeannie Stichter**, and **Kathy Zoch**.

At our November 9 meeting, Women's Club welcomed Shores resident **Cathy Burgner** who shared her philanthropy, **Uganda 3:16**, which raises funds to benefit the people of the Bush Country of Uganda. **Cathy** and her husband **Dan** experienced an eye-opening mission trip to Uganda. At that time, the average age of adult males in the village was fifteen, as life expectancy was negatively impacted by lack of water, medical and dental care, and education. In the past ten years, **Cathy** and **Dan** have raised funds to change the quality of life for the villagers. They have built a water well, medical clinic, church, school, and kitchen in the village of Kikooba. Currently, they are raising funds to build a dining hall/auditorium to increase the number of students they serve to over 650. Because of their personal contributions, as well as the contributions of many other Niguel Shores residents, the children of Kikooba have the opportunity to learn English, obtain an education, and have the medical and nutritional care allowing



Hospitality Committee members who helped in November.

them to live longer and give back to the betterment of their community. It was truly touching to see the photographs of the progress made to the infrastructures of the village in the last ten years, as well as the documentation of the successful educational endeavors of so many children! We are grateful to **Cathy** for sharing her experiences. If anyone has questions or wishes to donate, please contact **Dan Burgner** at dan@bexperiential.com.



On November 28, **Suzanne Enis** and **Jeannie Stichter** hosted a workshop creating jeweled trees and ornamental



New Member gathering

balls that could be used for the holidays or year-round decorations. The crafty adornments will add to the festivity of the season for those who partook in the workshop.

This month, the Women's Club and the Men's Club will be hosting their annual joint **Holiday Party** on **Thursday, December 14**, from **5 to 8 p.m.** in the **Clubhouse**. All members and their spouses or significant others are invited to enjoy this popular festivity. Please bring a hearty appetizer to serve 12 (no chips/dips, please). You may also wish to bring a new unwrapped toy to place under the tree as a donation to Marine families. Gift cards are also welcome for the older children and families. We are hoping, like last year, that the Marines will come in person to pick up the donations during the party. Your generosity is much appreciated.

—Karey Palmer

Women's Club Outside Activity

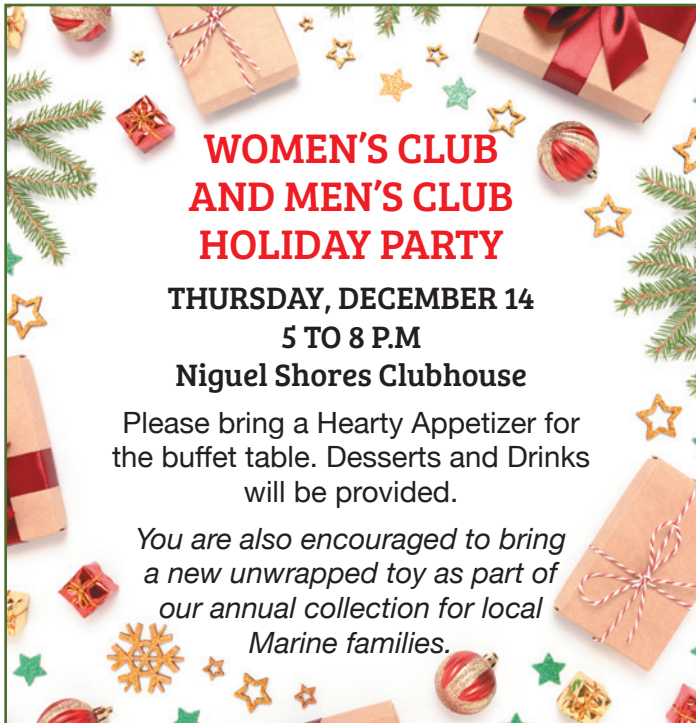
EVENT: Bunko Game Day

DATE & TIME: Thursday, January 18 – 4 to 6 P.M.

WHERE: Niguel Shores Clubhouse



Bunko is an incredibly simple dice game that we can teach you in 5 minutes! WIN GREAT PRIZES and it's FREE! There will be a signup sheet at the December Holiday Party so be sure to sign up early because we have a limit of 24 players. You can also email 4jennyrose@gmail.com to reserve a place. Please put BUNKO in the subject line.



MEN'S CLUB

Our first meeting of November occurred on the seventh, a fine day for camaraderie and information exchange—not to mention a fine breakfast to start the day. After alerting those present to the need for volunteers with bartending experience to step forward for our big **Thursday, December 14 Holiday Party** with the Niguel Shores Women's Club (ok, boys, not all at once), we were introduced to our guest speaker for the day, **Margarita Wilkinson**. Ms. Wilkinson is running for the U.S. Congressional 49th District seat currently held by **Rep. Mike Levin**. Margarita is a formidable candidate, with a personal history that demonstrates Margarita's ability to rise to the occasion. Born south of the border and immigrating to the U.S. at a young age with her single mother, Margarita has modeled a life of achievement and success in many different pursuits, including academics, the broadcasting industry, and family life. Margarita and her husband **Philip** and their four kids live in nearby Del Mar. Now public service has her attention, and she is off to a good start. Lots of people think so. Margarita is endorsed by prominent citizens of the Southland, including former San Juan Cap Mayor **Brian Maryott**, former Supervisor **Kristin Gaspar**, and former San Diego Mayor **Kevin Faulconer**. Margarita is an effective and articulate speaker. She enjoyed an enthusiastic response from the assembled Men's Club members.

On November 21, our guest speaker VP **Franck Bideau** from Exchange Resources Inc. had the role of educating the members on 1031 exchanges, a popular method that allows property swaps with the deferral of capital gains taxes. That's defer, not evade. **Exchange Resources, Inc** is a recognized leader in these matters with offices in San Diego and Mission Viejo.

Our final monthly meeting of this year will take place on **December 5**. It will be a Humdinger. Our members, with their spouses and partners as invited guests, will be entertained by the tuneful and harmonious **Dana Hills High School Choir**. This annual event is always a hit with all in attendance. 2023 will be no exception. We will also take a few minutes, led by our President, **Geoff Dunlevie**, to recognize and reward the fine work and ongoing contribution to the quality of life in Niguel Shores made possible by our highly regarded Maintenance Staff, **George Cooley, Dave Smith, Tom Shimkus, Ray Russomano** and **Jason Lelli**. Thank you, gentlemen, for your fine work.

Our first meeting of the New Year is on **January 16, 2024**. Per the Men's Club by laws, this first meeting of 2024 is designated as the Annual Membership Meeting. This is the time we will be seeking volunteers to step up for Board and other leadership positions, and the process of nominating and electing / re-electing Board members for the coming year commences. The annual \$25 membership fee also becomes due.

Now don't forget, on the evening of December 14, we will join our friends from the Women's Club to celebrate the holidays and the good luck we all share by living where we do. All are looking forward to this big social event.

If you are not yet a member of the Niguel Shores Men's Club, start 2024 off right by joining. I think you will find the friendly and open character of our gatherings to be worthwhile, informative, and pleasant all around.

—Tim Moore

GARDEN CLUB

The Garden Club held its annual **Lobster Fest** in October, with 56 attendees. It was a huge success thanks to co-chairs **Suzanne Enis** and **Al Glatt** and all the amazing volunteers!

The evening began with scrumptious hors d' oeuvres and wine, followed by a delicious dinner of fresh local lobster (caught the day before), corn on the cob, homemade coleslaw and rolls. The meal ended with a decadent dessert of chocolate eclairs. Everyone had a wonderful time!

The winter holidays have many traditions involving plants. The most popular holiday plants are the poinsettia, the

CLUBS

Christmas tree in all its variations, Christmas cactus, holly, white lily, blue delphinium and hydrangea, and mistletoe. Regarding mistletoe, kissing under a sprig of mistletoe is a well-known holiday tradition, but its history as a “symbolic” herb dates back thousands of years. Greeks used it as a cure for everything from menstrual cramps to spleen disorders, The Romans used it as a balm against epilepsy, ulcers, and poisons. The romantic overtones most likely started with the Celtic Druids. Because it could blossom during the frozen winter, they viewed it as a sacred symbol of vivacity, and used it in hope of restoring fertility. It probably made the jump from sacred herb to a kissing tradition among servants in England, then spread to the middle classes. Men were allowed to steal a kiss from any woman caught standing under the mistletoe, and refusing was viewed as bad luck!

The Garden Club’s annual **Holiday Party** is on **December 18 at 11:00 a.m.** in the Clubhouse. Members who wish to participate should bring a fun gift to exchange. Lunch promises to be delicious, with members bringing their favorite appetizers, salads, or deserts to share. **This is a “members only” event, however it is not too late to join the club!**

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. 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

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ACTIVITIES

BRIDGE

In October Halloween tried its hardest to scare us, and in November Thanksgiving reminded us of all we have to be thankful for. Now heading to Christmas and the holidays in December, we shake our heads and wonder, “Where have all the days gone?”

Here’s a holiday idea: This year instead of presents, maybe we can give each other compliments. For example, in Bridge when someone executes a hard bid and makes it, all parties should express their sincere praise. Whether we are on the winning side or the losing side, we all learn by watching how they planned and executed their bid. Bridge is a game that all can play, and it forces us to use our grey matter. That’s important at any stage of life, especially as we advance in age. We need to keep that grey matter active and working well.

Our recent winners were in rare form:

October 18: Frank Feher came in first; close on his heels was Terry Liebman; Byron Nelson came in third.

October 25: Thinking about Halloween, Maria Girard came in first; our “101-year-old” Dorothy Garcia came in second; Patty Liebman using her magic came in third.

November 1: Jim Pinola held on to first; Glenda Wilson was a close second; Maria Girard came in third.

November 8: Kitty Chambers won hands down for first; our own Betty French came in second; Bob Ruben came in third.

Please remember, if you are interested in playing, call **Bob** or **Betty French** at (949) 312-2556 or visit us on Wednesday at 10:45 a.m. at the Niguel Shores Clubhouse.

—Mike Oliva

PAGE TURNERS

Our Book Club members all get together twice a year, December and June, for a social gathering to discuss the books we have read in the club and, more importantly, other books that members have discovered. We do not have a “club book” in December so this month’s meeting on **December 4 at 1:00 p.m.** is very social.

As mentioned in previous issues, Page Turners consists of three groups of about 12 members each. We all read the same books, chosen by voting by all members. Each group has added new members this year, which is great.

Speaking of membership, I would like to recognize three women in the Monday group who were “original members” of Page Turners and have been participating for about thirty years! **Mary, Irene** and **Ceacy** are our long-standing

readers. While they may not make the monthly meetings every time, they do read the books and give me their feedback on them.

Several people in the community have asked me for the list of books we are reading this year, and they are as follows: *Angle of Repose*, Wallace Stegner; *The Marriage Portrait*, Maggie O’Farrell; *Remarkably Bright Creatures*, Shelby Van Pelt; *The Woman They Could Not Silence*, Kate Moore; *Lessons in Chemistry*, Bonnie Garmus; *Horse*, Geraldine Brooks; *Dear Edward*, Ann Napolitano; *Empress of the Nile*, Lynne Olson; *The Only Woman in the Room*, Marie Benedict.

If you are thinking you might like to join our book club, we would love to hear from you. There are two groups that meet the fourth Thursday afternoon of the month at the Clubhouse. The coordinators for those groups are **Lisa Buchner** (one group) at lisabuchner47@gmail.com and **Steve** and **Ann Morris** (one group) at samwrsi@cox.net. The Monday group meets the fourth Monday of the month, and I am the contact for that group at fozimec@cox.net.

—Frances Ozimec

LIBRARY

The Dana Point Library is going to close for remodeling. The closure is expected to last one year. The library’s last open day is Saturday, December 2. After that date, all holds still on the hold shelf and pending will be switched to Laguna Niguel Library on Crown Valley Parkway. An outdoor bookdrop will be available for returns after the closure, but returns are accepted at any OC Public Library.

—Laura Blasingham

IN MEMORIAM

John Hall

John and his wife Barbara were some of the first residents on Salvador Bay.

An acclaimed artist, John was noted for his paintings, sculpture, and contributions to the field of art. His work once decorated our clubhouse walls, and he was featured in 2010 and 2022

Seashore News articles.



Moments in Time...

As the sun sets on 2023, we look back on good times this year with family, friends, and neighbors—and we look forward to more in 2024.



...Niguel Shores 2023



SPOTLIGHT

In this holiday month of gifts and giving, we spotlight three residents whose needlecraft talents have enhanced their own lives and also enriched the lives of others. You might feel a kinship with these ladies if you or someone you know enjoys sewing, quilting, knitting, crochet, cross stitch, needlepoint, or other needlecraft arts. In this day of mass-produced goods, we take a moment to appreciate those who produce beautiful hand work and also use their art in ways that gift others.

Cathy Tyson uses her cross-stitch and sewing skills to craft holiday ornaments as gifts and keepsakes for family and friends. Every year, each family member receives a new tree ornament, birthday remembrance, or special event ornament of their own. Cathy also makes duplicates for herself. Then at Christmas, Cathy and her husband Tim invite everyone for a tree-trimming using the duplicate ornaments—which now number the hundreds and fill several ornament cartons. To sew up the ornaments after cross-stitching the design, Cathy uses a treasured Singer sewing machine that was a graduation gift from her grandfather long ago. She makes at least 80 of these special



Special Occasion ornament



Cross-stitched Christmas ornaments for family and friends



Crocheted baby blanket and afghan for charity donations, shown with a needlepoint angel made by Cathy's mother

ornaments now, but when she taught school she made over 150 and gave them to all her students and faculty members.

Cathy's gifts to others don't stop with ornaments. She also crochets baby blankets, lap blankets for seniors, and afghans for charities to use as raffle and auction items. She learned to knit and crochet as a young girl and has continued putting these skills to use for others over the

years. She even remembers a time when she knitted cotton threads into bandages for lepers in Africa. Stitching, sewing, knitting, and crocheting are Cathy's personal ways of honoring family, preserving memories, and gifting to others. *(Editor's note: She bakes a great banana bread, too, as friends and neighbors will all agree.)*



Cross-stitched duplicate ornament collection





Debbie with Somalian women's group.

Debbie Schreiber developed her sewing skills as a teen when she wanted cute clothes without the expensive price tag. She loved visiting fabric stores, looking through pattern books, and creating outfits with a high-quality look. Later, she enjoyed sewing clothes for her children and décor items like draperies, tablecloths, and pillows for her home. To share her gift for sewing, Debbie volunteered at a non-profit in Saint Louis teaching Somalian women how to sew as a way to support themselves in a new career.



Rebecca Russell began as a youngster designing and sewing clothes for dolls. She then went on to land her dream job in the midst of the garment center in New York City, working in the home sewing division of what was then known as Pellon Corporation. She traveled the country giving product presentations, incorporating fabrics, patterns and sewing techniques that worked well with the product. Besides speaking to sewing enthusiasts, she presented to groups of consumers, 4H leaders, teachers, students, and the local media. You may have



Rebecca's collection of working sewing machines.

seen her years ago as she presented at various fabric stores throughout the country!

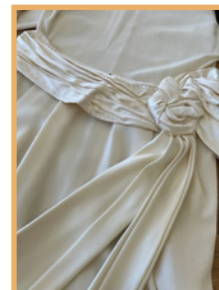
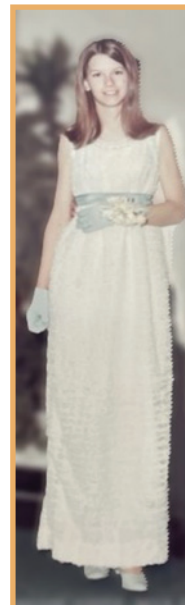
After Pellon, she worked in the apparel/textile industry as a sales representative during a time when few women occupied those positions. She honed her entrepreneurial skills with experience in product development, packaging, and marketing which she then used to design and manufacture a line of women's core business pieces suitable for every body type. To finish her career, she and her husband Bob started XTERRA Gear, the product and licensing arm of XTERRA global events and television. It was quite a departure designing, manufacturing, and marketing triathlon and athletic garments.



XTERRA Gear apparel and marketing campaign.

Over the years, Rebecca has made many of her own clothes including her wedding dress, prom dresses, winter coats and business suits. In a nod to her love of sewing, she has a unique collection of vintage sewing patterns, unusual fabrics, and working sewing machines from past eras.

Rebecca credits her grandmother and 4H for encouraging her sewing projects at a young age. To give back, she now serves on the State 4H Clothing and Textiles Committee which supports 4H members through review of their clothing and textile projects, fashion shows, awards, and scholarships.



In addition to her professional fabric knowledge and sewing skills, Rebecca enjoyed making her own prom dresses (one shown here), a family member's wedding gown, her own wedding dress (detail shown here), and fun projects with unusual fabrics.



TENNIS

This December marks a “milestone” in the Shores going back to 1973 when the Niguel Shores recreation news “SUM FUN” merged with the existing *Seashore News* to combine all our community news in one publication. (See the *Seashore News* archives on our community website at niguelshores.org to view the actual December 1973 *Seashore News* issue announcing this merger.) Subjects in the newsletter that year ranged from Christmas lights to tennis news, hobby crafts, a Christmas choral program, a tree decorating party and after school recreation.

In the tennis world in 1973, the first rankings of the ATP men’s tennis were published, with 186 international players. The top ATP tennis player listed was Ila Nastase as #1 and Stan Smith #2, with Jimmy Connors as #14.

The women’s WTA tennis was formed in 1973. Billie Jean King defeated former #1 ATP player Bobby Riggs in the “Battle of the Sexes.”

Then and now, tennis is an international sport enjoyed by 87 million people around the world, with 27 million in the USA. In 1973, I picked up my first tennis racquet and commenced my tennis career which continues to this day. Penni and I both enjoy the sport and parallel that with our golf and pickleball. We hope all the residents in Niguel Shores that play tennis will enjoy this sport for life.

We look forward to seeing each of you on the courts here in the Shores. You can contact me with any tennis news, articles or questions at pacific92629@yahoo.com. Remember, “Keep your racquets moving and live life, Happy, Wild and Free.”

—Don Baer

PICKLEBALL

It is very likely that as you are reading this 600th issue of the *Seashore News*, our Pickleball Courts are temporarily closed. There have been some delays in the demo and construction aspects of the Amenities Project that have pushed the closure date of the courts back a few weeks. It is anticipated that the planned improvements will take approximately three weeks to complete. At this time we do not have an exact date or status of the court resurfacing and repairs.



Plans for our **Annual Pickleball Holiday Party**, scheduled for **Wednesday, December 20** in the Niguel Shores **Clubhouse**, are well underway. Several individuals have volunteered to help organize and plan; however,

more volunteers are certainly needed and welcome. Watch for an email about the date and time of a planning meeting early this month. The Holiday Party is always very well attended and lots of fun, so save the date and join our planning meeting to find out how you can help.

In January, **Bob Hochstadter** will once again offer a **Pickleball Clinic** for Niguel Shores residents. On **Monday, January 29** Bob will offer both a **Beginner Class** and an **Intermediate Class**. The Beginner session will be held from 2:00 to 3:00 p.m. and the Intermediate session from 3:00 to 4:00 p.m. Bob offers these classes free of charge to our residents and space is limited. Contact Bob at cnctennis@hotmail.com to sign up. Thanks again, Bob!

Finally, it will be great to see the completed improvements to our courts. The Niguel Shores Pickleball Community is a fun, friendly group and new players are always welcome to join. Check the Niguel Shores website at niguelshores.org or the Pickleball gate for hours and more details on playing here in the Shores.

—Art Staudenbaur

WATER AEROBICS

Water Aerobics has a long history here in the Shores, beginning in 1996 with instructor Susan Foltz. In 2008 Cynthia Carlson, was recruited to be the instructor. She was a competitive swimmer through college, has coached the Dana Hills High School girls’ swim team, and is also a personal trainer at Essential Fitness in Rancho Santa Margarita. She is now only teaching here on Fridays, but the group still meets faithfully on Mondays and Wednesdays, too. Rain or shine the ‘H2O Aerobics’ class meets in the pool at 9:00. Water aerobics is a fantastic way to exercise and enjoy our beautiful clubhouse pool year round!

We are presently in search of an additional instructor on Mondays and Wednesdays. If you are interested and qualified, or can recommend someone, please contact the office.

—Michelle Ralph

ACCOLADES

CAR CLUB

We like to acknowledge our residents who volunteer their time both here in Niguel Shores and also out in the community. For instance, **John Yocca** and **Marco Vartanian** serve on the Board of the **356 Porsche Club of Southern California**, a large group devoted to enjoying their Porsche automobiles and participating in Porsche-related events. This year, **John** chaired their **North Meets South** event in Cambria, and **Marco** ran the **Concourse** in San Juan Capistrano. The organization's recent events include a **Palms to Pines** weekend in November and a **Cruise-In** to the Petersen Automotive Museum in December.



(Left) Pete McNulty, who invited John to join the club 21 years ago, with John, Laurel, and Marco. (Right) Marco and John.



Dana Hills High at Division 1 State Band Championship Semifinals

STATE BAND CHAMPIONSHIPS

Local sports teams get a lot of press, but let's also applaud the marching bands and color units who support those teams with drum-rolls, flags, cheers, and halftime routines. In November, **Dana Hills Marching Band** took second place with 76.25 points in the Southern California Division 1 State Band Championship Semifinals, and **Santa Margarita** took first with 78.2 points. We send congratulations to these talented young people for their wins and for all the effort they put into their work.

If you have accolades to share about our students at local schools, let us know at seashorenews@hotmail.com



DANA POINT THIS MONTH

HOLIDAY STREET LIGHTS

City streets light up for the holidays on Del Prado, Pacific Coast Highway, Capo

Beach Coast Highway, Watermen's Plaza, La Plaza Park, Pines Park, Park Lantern, DP Harbor Drive, the Pedestrian Bridge at Del Obispo, and the Lantern District Archway.

HARBOR LIGHTS

Magnificent displays illuminate the Harbor for all to enjoy.

Every evening through January 7.

48TH ANNUAL BOAT PARADE OF LIGHTS

December 8, 9, 10

6:30 p.m.

Dana Point Harbor



LETTERS TO SANTA

Write to Santa at City of Dana Point, 34052 Del Obispo, Dana Point, CA 92629.

Be sure to print your name and address clearly on the letter to receive a message back from Santa.

Deadline: December 11.

SANTA'S JOLLY TROLLEY

Elves collect letters for Santa and hand out treats for kids up to 12 years of age.

Saturday, December 2

1:30 Sunset Park; 2:30 Dana Woods Park;

3:30 Sea Canyon Park; 4:30 La Plaza Park

LA PLAZA PARK TREE LIGHTING

Carolers, hot chocolate, cookies, and elves handing out treats for kids up to 12 years of age.

Saturday, December 2

4:30 to 5:30



PINES PARK TREE LIGHTING

Carolers, hot chocolate, cookies, and elves handing out treats for kids up to 12 years of age.

Monday, December 4

4:30 to 5:30

STOCKING STUFFERS FOR SENIORS

Pick up a tag from the Giving Tree at DP Community Center to purchase a gift for a local senior. Return tagged gifts to DP Recreation Office at City Hall.

Deadline: December 11.

COASTAL COMMISSION ART AND POETRY CONTEST FOR STUDENTS K-12

Submit art or poetry centered on our state's coast and ocean. Winners in each category will be selected by grade level. Prizes of gift certificates and aquarium tickets. See contest guidelines at coastal.ca.gov/art-poetry

Deadline: January 31, 2024

Wellness . . . The Path to Gratitude is Paved with Grace

The pier in the Dana Point Harbor was dotted with a few fishermen as I parked my car near Baby Beach. It was a cool mid-morning on a fall weekday, there weren't many cars to be found in the lot, and finding a space proved quick and easy. I opened the car hatchback and took out my road bike. Several years ago, I owned and rode one. That phase lasted about three years, but the threat of "death by car" finally pulled the plug on that chapter.

Anyway, I on the day I'm describing I took the bike out, put the front tire back on, and was ready to ride to south San Clemente. I had my gloves, my helmet, and was ready to launch when I realized I left my water bottle home. Not good. I'm always thirsty on these rides and couldn't imagine riding without water. So now what? Go home? Go to Ralph's and buy a bottle of water? Nope.

Instead, I absent mindedly blurted out to no one in particular, "Sh%#, I don't have any water!"

A reply came back, "Do you need water? I have some if you do."

I shook my head in disbelief. There's only a couple of cars down here and they aren't even that close to me. Did I hear someone talking? I looked to my right and here comes a smiling woman with a new unopened bottle of water to give me! She said her car's over there and that she always has a flat of water with her. I thanked her, told her she was an Angel. And she was. The bottle fit just fine in the holder on my bike, and off I went. When I returned from the ride,



her car was there but she was nowhere to be found. I left a note on her windshield thanking her again for her kindness and for hearing my frustrated plea. She was grace in action, and I was grateful.

Grace, in the dictionary, can mean several different things: simple elegance or refinement of movement, courteous goodwill, polite manner of behaving, or a period of time allowed to repay a debt—to mention a few. *Grace* is also unmerited, unconditional love.

The actions of my Angel in the parking lot that day were a loving manifestation of unmerited *grace*. It's freely given to you, and you say, "WOW! How could this happen?" I was immediately overcome with gratitude. That's what happens. When someone kindly lets you merge into a lane of traffic; or offers you their space in line at the grocery store because they have two things and you have two hundred; or finds your lost dog and keeps it safe until you can come get it; or says they can take you to the airport when you can't find a ride; takes in your trash cans; or gives you a bottle of water when you need it. *Grace* leads straight to *gratitude*. In fact, I think *grace* may be related to service too. When we serve, we do so never expecting thanks. We just do it. Little acts of *grace* that we do, or that come to us, have the power to change our day, or even our entire life.

This season of giving, of gratitude, of loving humanity unconditionally, is a wonderful time to practice *grace* whenever the opportunity appears. The act may catch us by surprise, whether receiving or giving, but experiencing *grace* and giving grateful thanks have been shown to decrease depression or anxiety, improve mood and immunity, reduce chronic pain—and even provide you with water when you need it for a bike ride! This holiday season and beyond, may your experience be paved with *grace* and *gratitude* that will fill someone's heart, expand your own, and envelop the world. Happy Holidays!

—Sharon Stewart

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

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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 90 homes, up 4%, and now sits at 2,496. In October, 36% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,093 less.



DEMAND

Demand, the number of pending sales over the prior month, decreased by 61 pending sales in the past two weeks, down 5%, and now totals 1,223. Last year, there were 1,202 pending sales, 2% fewer than today. The 3-year average before COVID (2017 to 2019) was 2,139, or 75% more.



MARKET TIME

With the inventory 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 56 to 61 days in the past couple of weeks, its highest level since January. It was 89 days last year, slower than today.



CLOSED SALES

There were 1,632 closed residential resales in October, 5% less than October 2022's 1,726 closed sales. October marked a 1% drop compared to September 2023. The sales-to-list price ratio was 98.9% for all of Orange County.

*May you always have a shell in your pocket
and a little sand in your stocking!*

SEAS AND GREETINGS,

Chris & Kathy Zoch



Chris & Kathy Zoch

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