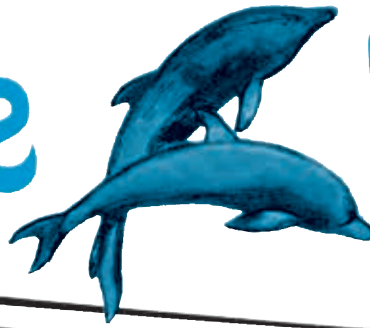


# Seashore News



January 2024

Published Monthly by Niguel Shores Community Association

Issue 601

## FROM THE HELM

# 2024

### Happy New Year Everyone!

I hope you all enjoyed a wonderful holiday season! Before I get into ‘what’s happening’ in the Shores, I’d like to reach out to the many neighbors I saw running in the **46th Annual Dana Point Turkey Trot**. It’s a tradition in our family, when our sons challenge dad for the best time in the race. At the race end, there’s always the connection with friends, NS neighbors, friends of our kids and their families as well. Simply a great way to start the holiday season!

**Let’s talk about what’s ‘on tap’ in Niguel Shores as we welcome 2024**—During the Board’s December General Session meeting, a request was made to invite stakeholders of the **Monarch Villas Project** (community off Mariner Drive located between the library and fire department) to discuss with Niguel Shores residents the construction plans and timing for the project. A representative for the project group spoke to the NS Men’s Club several months ago. A complete article regarding the project was published in the August 31 edition of the *Dana Point Times*, and our own NS website offers a link as well. We can reach out to the project group to see if a meeting in the immediate future could take place.

**Street Improvements**—In early January through early February (weather permitting) work will be done on various streets throughout NS. This work includes concrete removal and replacement, isolated asphalt repairs, and asphalt overlay. I can imagine many of you are fretting about disruption to your daily routines. Please know that a well thought out plan has been developed for this project and details have already been communicated by **Matt Northop** which included a detailed **Street Work Notice** and colored-coded **Street Phasing Map**. Thank you, Matt. The information appears in this newsletter on page 5 and will also be posted on the NS website.

**Mariner Gate Entrance**—By now you know the Mariner gate along with the side pedestrian fence/gate have all been repaired subsequent to the September accident which caused the damage. Special kudos to **George Cooley** for making these repairs happen in a timely manner. For everyone’s benefit, these were major ‘fixes,’ with items such as the gate/fence being ‘custom’ in nature. These were not standard ‘off-the-shelf’ Home Depot products. Other devices such as the RFID decal readers fall into that same category.

**Revetment on Strands Below Breakers Isle**—Although we do not have a formalized schedule from

*continued on the bottom of page 3*

### **Thank You, Niguel Shores!**

Enthusiastic **Marines** from **Camp Pendleton** attended our **Women’s Club** and **Men’s Club** joint **Holiday Party** in December to say “Thank You” for supporting them with toys and gift cards for Marine families. Kudos to organizers **Tina Fornadley** and **Nelson Coburn**, Commander of the Marine Corps League, pictured here in full holiday spirit!

*For more holiday celebration coverage, see pages 9-11.*



### **RESIDENT ROUNDTABLE**

**Wednesday, January 10  
5 to 6 p.m.**

**Niguel Shores Clubhouse**

The County of Orange will be here to present information regarding revetment repairs. Residents are encouraged to attend.

Thank you Niguel Shores!  
Looking forward to an amazing  
2024!



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# GENERAL MANAGER REPORT

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## Welcome 2024 and Happy New Year to All!

While welcoming the new year, we also welcome both **Andrea Auletta** and **Dawn Craig** to the Niguel Shores team. We lost our previous parttime office person in April and Blayke in October. Now, we are happy to say we finally found a person for each of these positions.

**Andrea Auletta** works parttime in the office. After 22 years in Fullerton, Andrea and her husband recently moved to South Laguna when a new job opportunity arose for him. She comes to us from a prior association, East Lake Village Community Association in Yorba Linda. Andrea spends most of her free time on the beaches and used to enjoy her five-pound Maltese Gigi, who passed at 15, just prior to the move. She is amazed and feels blessed to live in Laguna now and looks forward to creating a new family with another dog soon and pursuing her passions in drawing, crafting, the arts, and ukulele in this creative community!

**Dawn Craig** is our new full-time front desk person. She loves vintage clothing and style as well as sewing her own clothes. She shares interests like Star Wars, comics and video games with her husband Andrew, whom she recently married in August of this year. While her background is in marketing, Dawn is excited to be joining our team of staff here at Niguel Shores.

Please stop in and welcome both Andrea and Dawn with the warm Niguel Shores friendliness that you all possess. They are both very excited to meet the wonderful residents of Niguel Shores.

**2024 Budget**—By now you have all received a copy of your 2024 Budget with the increase to the assessments from \$1,050 to \$1,120 per quarter. As mentioned in the cover letter, this is due to several increases in expenses, of which the

largest was an increase in insurance premiums. All associations in the State of California have been feeling this, and now it has hit Niguel Shores. Our policy was non-renewed due to the numerous claims filed against the Association, which is not a desirable aspect for insurance carriers. The coverage was bid out with several carriers throughout the state and, unfortunately, until the filing of claims stops, everyone will be sharing the cost.

As mentioned last year, here is the history on increases with this Association: Niguel Shores assessments in 2012 were \$830. There was not another increase for seven years until 2019 and the assessments went up to \$890. Then in 2020 the assessments were increased to the \$915 amount.

The assessments have remained at \$915 for three years even though many expenses increased over these past three years. In order to remain within a safe amount for reserves, the Board voted for the increased assessment in 2023 to \$1,050. This year with the increase in premiums and other expenses the assessments were increased to \$1,120.

Both the Finance Committee and the Board will continue to monitor the budgets, funding of reserves, and increase in operating expenses as we move through 2024 and prepare for future funding and assessments if needed.

**Christmas Tree Disposal**—CR&R will pick up your Christmas tree on your regular scheduled day for trash service at no charge. The tree must be free of all ornaments, lights, not attached to a stand, not flocked and not placed in a bag. The tree cannot exceed 6 feet. If it does exceed this height, cut off the top and throw that in the green trash. If you have any additional questions, you may contact CR&R at (877) 728-0446.

**Holiday Decorations**—Please remember that all holiday lighting and decorations must be removed by January 15, 2024.

—Marla Miller

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HELM *continued from page 1*

Orange County as yet, the revetment project should commence in February, with an anticipated duration through May. You will see heavy equipment occasionally making their way through our community and the County will likely be using a portion of our upper-level parking for staging of materials and parking. As with all projects, we'll do our best to communicate updates as we learn of them. **Please note that the January 10 Resident Roundtable will serve as an update to the community for the revetment repairs, with members of the project team from Orange County here to present an update.**

Have you or your family members enjoyed outings or special events at the **Ocean Institute** in Dana Point? If so, great, but if you've never been to or heard of the institute it was founded in 1977 and is a community-based, non-profit organization that educates children, teachers, parents, and visitors annually through over 60 marine science and maritime history programs. Well, their iconic 65-foot research vessel, *Sea Explorer*, is in need of a new paint job. It goes without saying that such upkeep measures are expensive. If you find yourself able to donate to help the cause, please reach out to the Ocean Institute at (949) 496-2274 or [oceaninstitute.org/r-v-sea-explorer-campaign/](http://oceaninstitute.org/r-v-sea-explorer-campaign/)

—Jim Cobb

# COMMITTEE REPORTS

## COMMUNICATION COMMITTEE

### New Year, New Ideas

We are always looking for new ways to maintain and improve communication within Niguel Shores, and we welcome input from our residents. Send ideas and comments to [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com).

Along that line, our committee welcomes a new member, **Heather Harding**, who comes to us with a wealth of ideas for our neighborhood newsletter and website. We are glad to have you on board, Heather!

**Print Versus Electronic Delivery of the News**—The question arises once in a while: Why are we printing and hand-delivering our newsletter to residents when we could just email a digital copy instead? One reason is that many residents say they like having a paper copy to read at their own convenience, anytime, away from a computer or the small screen of a phone. Another is that some residents do not have email or electronic media capability, either by choice or because it is difficult for them to use these devices. For those who do have email, we send a link each month to view the newsletter online in full color wherever they may be. Our printed newsletter is a beloved tradition here in Niguel Shores, something unique and rarely found in other communities. The newsletter has a budget allotted by NSCA, as noted on the financials sent to all residents. However, it is important to know that the newsletter costs our residents nothing, as it is created and delivered at no charge by volunteers and its printing costs are covered by support from our loyal advertisers.

**New Homeowners**—We encourage new homeowners to fill out the form available on our Niguel Shores website so we can welcome you, and you can get to know more about our community. See the tab “New Niguel Shores Homeowners” at [niguelshores.org](http://niguelshores.org).

—Sandy Homicz

## RECREATION COMMITTEE

Happy New Year, Everyone! The Recreation Committee is gearing up for another year filled with exciting events! However, as we aim to maintain the high standard of events we all love, we find ourselves starting with a historically low number of committee members—just 4, down from 6 in 2023.

Our dedicated volunteers take immense pride in crafting special events for you to attend and create lasting memories almost monthly. To ensure the continuation of these cherished gatherings, we are **actively seeking new volunteers** from our community who can join our team!

Without additional volunteers, we risk being stretched too thin to uphold the quantity and quality of social events we successfully host each year. If you enjoyed events like Ice Cream at the Bluff, In ‘N Out Night, Band by the Sea, the Halloween Party, and Cookies with Santa—or if you have additional ideas for our community’s enjoyment—then we encourage you to join the Recreation Committee.

If you are interested in being a part of our team and upholding the annual Niguel Shores traditions, please reach out to the NSCA Management Office for more information. Your involvement can play a crucial role in ensuring the success and continuation of these beloved events.

—Recreation Committee

## RECREATION AMENITIES

Happy New Year Niguel Shores neighbors! The amenities project is moving more quickly now. Like any large project, the details underground can be tedious and hard to visualize progress. Now that the drainage is complete and groundwork has been laid, we are excited to report the following progress.

**A Busy January**—Early this month, the sports court, bocce ball and pickleball bump out concrete slabs should be completed (weather permitting). The new wind screens and

### SEA TERRACE 1 HOA MEETING

#### To All Sea Terrace 1 Homeowners:

Our annual meeting will be on **Tuesday, January 9 at 6 p.m.** in the **Niguel Shores Clubhouse**. We encourage all homeowners to attend.

We will review the annual budget and explain the paint process to all owners. This will be especially important to those homeowners on **Windward** and **Capstan** as their homes will be painted in the next

cycle. Weather permitting, we will start painting in late February or early March.

The **election materials** have been mailed and we need all homeowners to **vote**. If we don’t get a quorum, we will have to have a new election, which can be time-consuming and costly.

Looking forward to seeing you at the meeting on January 9.

—Jeff Paige, President Sea Terrace 1

# COMMITTEE REPORTS



Sport court on the right ready for concrete. Bocce Ball courts on the left.



Playground area ready for expansion and rubber surface.



Excess dirt will be used for new lawn area.

shade for the tennis and pickleball are scheduled to be installed as well. The playground expansion with climbing

and play equipment for older children and a new rubber surface are also planned to be completed in January.

In addition, we hope to receive the Dana Point permit approval in January for the shade structure which will allow us to complete the picnic area. The new benches, tables and chairs and playground surface will also be installed.

The excess dirt is being used by the Association to repair and re-seed the new enhanced lawn area.

Due to rainy weather and unexpected delays obtaining permits, the project is a few weeks past our expected date of completion. Our new target is a late January completion date.

**Looking Forward**—Thank you for your continued patience and support throughout this process. We plan to open all the facilities while the grass areas are closed for 90 days for seeding. When the grass is green and we can all run around on it in the spring, we look forward to celebrating with a ribbon cutting ceremony!

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

Here's to making new memories in 2024!

—Debi Berk

## MAINTENANCE COMMITTEE

**Street Maintenance Project**—Weather permitting, here is the schedule for the 2024 street maintenance project in your area and areas that may impact you. This schedule is also posted on the Niguel Shores website and will be updated as needed. Please proceed with caution in the affected areas during this work.

**Streets and Dates**—Niguel Shores Drive (From Stonehill Dr. to the Bridge over PCH), Brisbane Bay, Garibaldi Entrance. Montego Bay, Perth Bay, Sidney Bay, Tampico Bay, Verrazanno Bay area are scheduled as follows:

- Friday, January 5, 2024: Concrete removal and replacement—Montego Bay, Sidney Bay, Perth Bay & Verrazanno Bay.
- Phase 1—Monday January 8, 2024 at 7:30AM to Wednesday January 10, 2024 at 12PM—Montego Bay, Tampico Bay and Verrazanno Bay.
- Phase 2—Monday January 15, 2024 at 7:30AM to Wednesday January 17, 2024 at 12PM—Niguel Shores Dr. from ½ Capstan Dr. entrance to Stonehill Gate and Perth Bay.
- Phase 3—Monday January 22, 2024 at 7:30AM to Wednesday January 24, 2024 at 12PM—Niguel Shores Dr. from ½ Capstan Dr. entrance to ½ Windjammer Dr. entrance & Sidney Bay
- Phase 4—Monday January 29, 2024 at 7:30AM to Wednesday January 31, 2024 at 12PM—Niguel Shores Dr. from ½ Windjammer Dr. entrance to ½ Atlantic Dr/ Ave entrances & Brisbane Bay. During this phase access will be closed to Mariner Dr. Guests & Service Providers will be directed to the Selva or Cabrillo vehicle entrances. The Clubhouse and Amenities will be open to foot traffic only.
- Phase 5—Friday February 2, 2024 at 7:30AM - 5PM & Monday February 5, 2024 at 7:30AM to Tuesday February 6, 2024 at 7:30AM—Niguel Shores Dr. from ½ Atlantic Dr/Ave entrances to the PCH Bridge & Garibaldi Gate entrance/exit to near the entrance to Vista Grande.

**Access**—This work may directly impact access to your street and driveway. Affected streets will be closed as necessary to complete this work. Please notify any contractors or service personnel that they will not have access to the affected areas during the street closures.

Cure time could potentially be longer and will be determined by the Street Engineer and Paving Contractor. If cones are in place after the work is done, that indicates the area is not ready to drive on. Do not remove cones.

It is recommended to park on streets that are not part of the street work if the work is close to your home. No parking citations will be issued. We look forward to having improved aesthetics on your street for all to enjoy with the completion of this project. Thank you for your patience and anticipated cooperation. If you have any questions please contact the NSCA Office.

—Maintenance Committee

# CLUBS

## WOMEN'S CLUB

The Men's Club and Women's Club hosted their annual joint holiday party on Thursday, December 14. The Clubhouse was beautifully decorated (thanks to **Suzanne Enis**) in a magnolia snowflake theme. **Carla Perin** and **John Chis** coordinated the event to ensure there was plenty of delicious food and beverages for the attendees. The annual event brings members together to celebrate the holidays, but it also provides for the broader community. **Tina Fornadley** coordinated a gift drive to benefit Marine families at Camp Pendleton and beyond. Members of the Men's and Women's Clubs donated gift cards and toys, and surrounded our festive tree with donations of Legos, baby dolls, board games, construction toys, etc.

**Sharon Stewart**, Women's Club President, and **Geoff Dunlevie**, Men's Club President, introduced our honored **Marine** guests from Camp Pendleton. Thank you to **Nelson Coburn**, Commander of the Marine Corps League, **Sgt Pedro Pizano**, as well as the women Marines who attended the party. It was especially touching to have **SSgt Phillip Stalvey** express appreciation for our community support, with his wife and young children at his side. The evening highlighted and celebrated the many good and generous people in Niguel Shores.

On November 28, **Suzanne Enis** and **Jeanie Sticher** hosted a crafty holiday workshop creating jeweled trees and ornamental balls that could be used for the holidays or year-round decorations. Jeannie and Suzanne led the activity after viewing similar decor at Roger's Gardens. **Tina Fornadley**, **Kathleen Girvetz**, **Marlene Goldfarb**, **Marietta Hannigan**, **Terry Link**, and **Carol McClain** showed creativity and talent using vintage or fancy jewels to decorate



Club Presidents Sharon Stewart and Geoff Dunlevie congratulate the Marine Sergeants who visited in December



Sharon presents SSgt Philip Stalvey with a stocking full of gift cards from Men's and Women's Club members.

their trees and ornamental balls. If you are lucky, you may get one of these special gifts for the holiday!

Our first luncheon meeting of the new year will be **Thursday, January 11 at Noon** in the **Clubhouse**. Watch your email for details. On behalf of Women's Club, Happy New Year to All!

—Karey Palmer

## MEN'S CLUB

On December 5 the Clubhouse was quite festive with a large number of beautifully set tables displaying an array of pink and green tablecloths and all the trimmings. Another clue something special was at hand was the presence of many lovely ladies accompanying their significant others for this last regular Men's Club meeting of 2023. All present were treated to individually table-served breakfasts featuring fruit, sausage patties, and a fan favorite French Toast casserole.

Soon to follow this tasty repast, a troop of 13 costumed performers entered the room, led by their non-costumed, but well-dressed director, **Mr. Ray Medina**. The group was the famous **Dana Hills High School Choir**, here to present a Christmas themed performance for an appreciative audience. Soon the room was singing along to *Deck the Halls*, *Jingle Bells*, *It Came Upon A Midnight Clear*, and other Christmas favorites. All present were entertained to the hilt, with quips and laughs supplied by Mr. Medina, a solo performance by **Ms. Marisol Ramirez**, and a guest conductor effort by **Geoff Dunlevie**. In addition to being in tune and articulating the lyrics clearly, the choir's performance was a lot of

### Women's Club Outside Activity

**EVENT:** Calling all Bunco players!

**DATE & TIME:** THURSDAY, JANUARY 18 FROM 4 TO 6 P.M.

**WHERE:** Niguel Shores Clubhouse

**From beginners to experts alike, join us for Happy Hour Bunco!**

Bunco is an easy dice game we can teach you in 5 minutes, but expect some new twists. Winners take home great prizes!

This is a Free event but please sign up to bring either a bottle of wine or finger foods (think charcuterie board items) to share.

**REGISTRATION:** Limited to the first 24 to sign up by emailing [4JennyRose@gmail.com](mailto:4JennyRose@gmail.com) (Please enter Bunco in your email subject line.)

No outside guests can register until after January 5 to give residents priority.

# CLUBS



Men's Club President Geoff Dunlevie conducts the DHHS Choir.

fun, a great start to the holiday season. Thank you from all of us to the Dana Hills High School Choir.

At meeting's end, keeping with tradition and as a demonstration of our appreciation for their good work, President Dunlevie delivered recognition checks to each of the **Niguel Shores Maintenance Staff**, in behalf of the Men's Club.

Our partying ways continued on December 14, again in the festive Clubhouse, but this time, after dark. It was the annual **Men's and Women's Club Joint Holiday Celebration**, featuring pot luck appetizers and adult beverages. Festivities continued on into the evening with a large crowd attending and fun for all.

The Men's Club **first meeting of 2024** will happen on **Tuesday, January 16 at 0800h**, in the Community Center Clubhouse. This is our **Annual Meeting**, as specified by our by-laws. Officers will be elected for the New Year, \$25 annual dues will be payable, and you can count on a fine breakfast.

Our Men's Club prides itself on being a welcoming and informative venue for all. This does not happen without interested and contributing members, a few in leadership positions. If you are interested in becoming a member, or already a member and ready and able to take a leadership role, please drop an email on Club President **Geoff Dunlevie** at [gdunlevie@gmail.com](mailto:gdunlevie@gmail.com) or Secretary **Tim Moore** at [tgm443@gmail.com](mailto:tgm443@gmail.com). Please let us know of your interest.

Happy New Year!

—Tim Moore

## GARDEN CLUB

The Garden Club hosted several special events this fall. In **November**, we made "Forget Me Nots" which were distributed to senior citizens participating in the Meals on Wheels program. Many thanks to **Francine Stout** and **Chris Daley** for chairing this fun and thoughtful event.

In **December**, we celebrated the season at our annual **Holiday Party**, exchanging garden related gifts. The clubhouse was beautifully decorated by Suzanne Enis. Many thanks to the wonderful party volunteers: **Nadine Allen, Janice Stauffer, Joan Beyer, Catherine Bitran, Bob and Betty French**, and **Margi and Eric Eckes**. Also, a big thank you to the members for the delicious assortment of appetizers, salads, and desserts.

On **January 15**, from **11:00 to 12:30** in the **Clubhouse**, we will have a presentation by **Alan Berry**, owner of **Wild Birds Unlimited** in Mission Viejo. Alan, a retired engineer and educator, along with his wife, **Maggie**, moved to Mission Viejo 26 years ago and became enthralled with the variety of birds they found in their yard. Wild Birds Unlimited became their



"Forget Me Not" Chairs Francine Stout and Chris Daley with "air plant" gifts for seniors.



bird feeding resource. After several years as customers, they bought the franchise in 2014 from the original owner.

Alan's presentation is "The Joy of Bird Feeding." He will be speaking about the various aspects of the hobby, focusing on the actions you can take in your own yard to attract our local birds!

As we begin the new year, the Garden Club continues to **welcome new members**. 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@comcast.net](mailto:sandistauffer@comcast.net) with any questions. We hope that you will join us.

—Judi Palladino

# ACTIVITIES

## BRIDGE

The past year went by so quickly that my head is still spinning. We acquired several new players who have enriched our level of play. Along the way, we lost a few players due to illnesses. We try to visit them to bring friendship and cheer. Bridge is a game that gives your mind a good workout, and as a bonus, you meet many interesting people. Come join us in the new year!



### Our recent winners:

**11/15:** Bob Ruben, our third place winner from the week before, leaped into first; Jim Pinola grabbed second; and Lesley Boyer came in third.

**11/22:** Jim Pinola moved up to first; Terry Liebman secured second; and Bob Ruben moved down to third.

**11/29:** Betty French, our fearless leader came in first; Byron Nelson stepped on board to second; and Jim Pinola moved down to third.

**12/6:** A new group of players took to the field while Sandy Nelson blasted into first; Bob French firmly secured second; and Patty Hollis stole third. (What a group!)

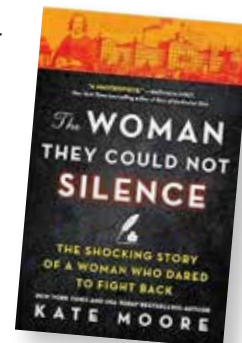
**12/13:** Elizabeth Miller came in first; Patty Hollis moved into second; and Muriel Kraszewski secured third.

Remember if you are interested in playing, please call **Bob** or **Betty French** at (949) 312-2556 or visit us on Wednesdays at 2:00 p.m.

—Mike Oliva

## PAGE TURNERS

The new year finds members of our book club returning to our normal schedule after all the December festivities. Our selection this month is *The Woman They could not Silence* by Kate Moore. “Best selling author Kate Moore brings her sparkling narrative voice to ... the unput-downable story of the courageous woman who fought for her own freedom—and in so doing freed millions more.” Moore’s book is non-fiction and based on a true story of a woman confined to an asylum against her will. The subject matter has been featured in several fiction books over the years. I find it interesting that this book is set in the year 1860, the same year that Wilkie Collins’s classic *The Woman in White* was published. The subject matter is also featured in Sarah Waters’ novel *Fingersmith*, published in 2002. I recommend both those books if you have not read them.



As mentioned before, Page Turners consist of three separate groups all reading the same books at the same time. For information on the two Thursday groups, please contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net). For the Monday group, I am the contact at [fozimec@cox.net](mailto:fozimec@cox.net).

—Frances Ozimec

## ACCOLADES

**Jameson Kessi**, 8th grader at St. Anne’s, started working when he was about 10 years old, mowing a neighbor’s yard. When he moved to California, he wanted to create another entrepreneur business—and his wooden coaster business was born. Jameson has been making these coasters for several months and the Niguel Shores Christmas Boutique was his first



event. The coasters come from the Oregon forest and are created from fallen branches that his family cut and brought here. Jameson uses canvas and other sources to make JPG images and then cuts them onto the wood with a laser etcher. He plans to donate 10% of proceeds to **Michelle’s Love**, a charity that helps single moms with cancer to pay their bill and other expenses.

Compliments to **Gianna Trimarche** for her work this past holiday season collecting shoes for **Soles 4 Souls**. The charity provides shoes and clothing to people in crisis and to needy groups in developing countries. For more information or to donate shoes, see [soles4souls.org](http://soles4souls.org).





# Holiday Lights Contest

Our **Holiday Lights Contest** witnessed enthusiastic participation from numerous streets, with some houses going above and beyond in their festive decorations. Niguel Shores was aglow with holiday spirit.

In particular, several streets achieved 100% participation, resulting in a three-way tie. The proud winners of the pizza party were **Sextant, Timor Bay, and Manta North!** Congratulations to these streets!

Recognizing excellence, we identified the top 10 performing streets. Each of these streets was adorned with a red ribbon on its first lamppost to mark its distinguished placement. The outstanding streets: **Sextant, Manta North, Timor Bay** (3-way tie), **Manta South, Abalone, Bluehill, Danzig, Colima, Amundsen, Tasman.**

The competition was fierce with so many streets participating. Kudos to all our winners, and we extend warm wishes for a joyful and a prosperous New Year to everyone!

—Recreation Committee



# NIGUEL SHORES CELEBRATES THE SEASON



Preparing for the holidays, **Women's Club** invited members to a November workshop making jeweled ornaments and miniature trees. Then **Women's Club Board** gathered early in December to decorate the Clubhouse Tree with silver and gold ornaments for all the groups who would be holding parties there during the month.



**Men's Club** hosted members' spouses or lady friends at a breakfast and choral presentation by the Dana Hills Choir.



**Page Turners Holiday Party** featured homemade cookies, good conversation, and a book exchange that drew laughter when members would win a book, but then lose it to someone else who would steal it away—all in fun.



**Water Aerobics** met for great food and lively conversations—an enjoyable Christmas gathering.



At the **Christmas Market**, vendors and crafters set up their wares on a beautiful day at the Bluff.



Holiday time found **Garden Club** members making beautiful air plant ornaments for local seniors and enjoying a gift exchange at their holiday party.



**Bridge Club** members enjoyed cards and camaraderie.

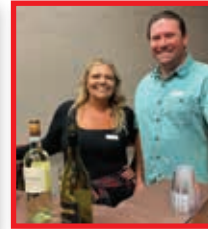
It doesn't take much to get the Niguel Shores **Pickleball** community to celebrate. This lively group of pickleball women friends gathered to celebrate the holiday season as one of our incredible Niguel Shores sunsets added to the festivities! Then just before Christmas the whole pickleball group filled the Clubhouse for a roaring good time.



Our **Community Center Tree** greeted kids as they gathered for **Cookies with Santa**.

# NIGUEL SHORES CELEBRATES THE SEASON

The **Women's** and **Men's Clubs** held a festive holiday evening at the Clubhouse with tasty appetizers brought by the guests plus drinks and desserts provided by the two clubs. It was wonderful to have honored guests from **Camp Pendleton**. Thank you to **Nelson Coburn**, commander of the Marine Corps League South Coast, **Pedro Pizano** and the **Marines** who joined us dressed in uniform, and **SSgt Phillip Stalvey** and his family for picking up all the toys to deliver. Club presidents **Sharon Stewart** and **Geoff Dunlevie** extend a special thank you to all that helped with the evening, especially chairpersons **Carla Perin** and **John Chis**, decorator **Suzanne Enis**, and **Tina Fornadley** for organizing the toy drive.



## DECEMBER 2023 BOARD MEETING:

### (GENERAL SESSION)

#### ACCEPTED AND FILED:

- Unaudited October 2023 Financial Reports
- General Session Committee Minutes

#### APPROVED:

- General Session Meeting Minutes for November 2, 2023
- General Session Meeting Minutes for November 8, 2023
- December 2023 Expense and Transfer (Actual)
- New Landscape Committee Member
- New View Preservation Committee Member
- New Communication Committee Member
- 2024 Board Meeting Calendar
- 2024 Staff Holiday Calendar
- Water Aerobics Instructor Agreement Renewal
- Revised Litigation Disclosure
- Ratify Approval of Transfer \$100,000 from Comerica Money Market to Pacific Western Operating Account
- Pre-Lien Filing: APN 672-081-22 and APN 672-081-28
- Add an Emergency Item to the Agenda: Transfer

\$150,000 from Comerica Money Market to Pacific Western Operating Account

- Transfer \$150,000 from Comerica Money Market to Pacific Western Operating Account
- AVS Proposal for Election Services and Serve as Inspector of Election
- Appointment of Nominating Committee
- Harvest Tree Removal Spinnaker Drive
- Harvest Proposal #117428 Tree Removal Windward Drive
- Harvest Proposal #116869 Tree Removal Sextant Drive
- Ratify Approval of Handicap Chair Lift for Spa

#### TABLED:

- Board Discussion: Tree Trimming

#### REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (October)
- Recreational Amenity Update
- Correspondence
- 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, JANUARY 10, 2024**, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING TO DISCUSS THE REVETMENT PROJECT AT 5:00 P.M.

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# MEET YOUR NEIGHBOR

“Meet Your Neighbor” has been a regular feature in the *Seashore News* for the past 18 years. We are happy to continue this tradition in 2024, starting here with an introduction to your neighbors **Barb and Skip Barber**. The Barbers purchased their Niguel Shores home in 2017, and after some remodeling took up residence in 2018. Both Barb and Skip are physicians and were starting to plan for retirement when they decided on Niguel Shores. They had investigated many south county coastal areas, including Newport and Laguna. However, Barb remembered that about 30 years ago she and her kids visited a friend whose parents were original owners here in Niguel Shores and loved the community. Once they began looking here seriously, they said, “Niguel Shores checked all the boxes and more!” They had sold their large family residence in La Canada and were renting a fairly small place while house hunting, which actually helped their transition into a downsized home here in Niguel Shores.

**Barb** was born in Budapest, Hungary. She and her parents fled the country during the Hungarian Revolution in 1956 when Barb was just four years old. They came to the United States under the sponsorship of her aunt and uncle who lived in California. She attended school in San Marino and graduated from San Marino High School. She went on to the University of Redlands and then attended USC Keck School of Medicine. Barb practiced Pediatric Medicine for about eight years and then transitioned into teaching as a Professor of Clinical Medicine at her alma mater USC, where she taught part time for about 30 years. Barb also taught parenting classes for ten years and worked as a Chaplain at Children’s Hospital of Los Angeles for two years. She loves the ocean and the beach, so being here in Niguel Shores is very therapeutic for her. Now retired, she enjoys scrap booking and participating in a book club and Bible Study group. Most recently she has taken her lifetime love of tennis to the pickleball courts here in Niguel Shores.

**Skip** grew up in Glendale and attended USC for both his undergraduate and medical degrees. Interestingly, Barb and Skip met on Day One of Med School where they were teamed up as lab partners. Skip began practicing Internal Medicine in 1982, and in 1988 started his own practice in Glendale, a practice that he has owned and managed for thirty-plus years.

Seventeen years ago, Skip converted his medical practice to a Concierge model, which he believes has had an incredibly positive impact on his ability to help patients. Although he has to limit the number he sees, he feels that he can offer “quality, personal care” to this smaller group of patients. In addition to practicing medicine full time, Skip also taught at USC Keck School of Medicine. He plans on retiring from his full time practice in the near future. Retirement will give him the opportunity to spend more time doing the things he loves, which includes teaching Bible Study, sailing, mountain biking, and back packing. Several years ago, Skip and his three adult children hiked Machu Picchu in Peru, and he hopes to do more of those trips with his family during retirement.

Barb and Skip spoke with fondness about their three adult children. **Caleb** lives in Austin, Texas and works for Amazon Web Services.

**Daniel** works in entertainment marketing. He also was a stand-up comedian for several years and according to Barb and Skip was actually very good. Their daughter, **Ruth**, is a physician practicing at Scripps Hospital in San Diego specializing in Hospice and Palliative Care.

On New Year’s Eve of 2022, the Barbers welcomed their first grandchild, grandson **Jack**, who was born to their son **Daniel** and his wife

**Stephanie**. To say they are relishing their new role as grandparents is an understatement.

Back in 2010, Barb and Skip purchased a second home on **Quadra Island**, just off Vancouver Island in Canada. They had good friends there, and Barb and Skip loved the area. After visiting their friends several times, the home next door became available, so Barb and Skip made the decision to purchase the property as their eventual vacation retreat. Presently, the home is leased most of the year, but with retirement plans getting closer to a reality for Skip they will certainly be spending much more time on Quadra Island when not enjoying their new lives here in Niguel Shores. Skip says he feels very much like he is on vacation in the Shores because they had often vacationed next door at the Ritz Carlton. They both feel so very fortunate to be living in a place where they loved coming on vacation for decades, never dreaming they would one day be living here, with the Ritz-Carlton right across the street.

—Patti Staudenbaur



## TENNIS

New Year's greetings to all tennis and paddle residents in the Shores. We are very fortunate to have this community and the moderate weather in south Orange County. While certain areas of the midwest and northeast are enjoying heavy rains and snows with frigid temperatures, here in our area we can enjoy many outdoor activities, even with limited daylight hours in the winter.



**Warm-up cold muscles before play**—Even with the sunlight and moderate temps, we still need to be mindful of the first rule in tennis: Do your exercise of arms, legs and feet before trying to perform on the court. We might think we are “21” again, but mother nature has a way of saying we’re not. All professional athletes do their warmup one to two hours before a match. I’m not implying two hours when we play here, but a few minutes of moving the body parts before playing is recommended.

**Court access**—Work is continuing very nicely for our new amenities. We might be inconvenienced a little but when the upgrades are completed, we will be “happy campers.”

We look forward to a busy new year for our tennis players. You may contact us to place tennis news in this section of the *Seashore News* at [pacific92629@yahoo.com](mailto:pacific92629@yahoo.com). Remember, “Keep your racquets moving and live life, Happy, Wild and Free.”

—Don Baer

## PICKLEBALL

**Everything you need to know about Niguel Shores Pickle Ball!**

Please check out the full Pickle Ball Information page on the Niguel Shores website [niguelshores.org/nspickleballtennis/](http://niguelshores.org/nspickleballtennis/) which has detailed information on hours, rules, tips and etiquette.

**Rotation Play**—We still have some residents who are unclear about how rotation play works at Niguel Shores.

Since Pickle Ball does not allow court reservations like tennis does, an established rotation system is ALWAYS in place for ALL DAYS and ALL HOURS that the courts are open.

This means that once you have finished a game, all four players on your court must rotate off the court to allow waiting players to play. Since a game typically lasts only 15 minutes, you’ll quickly be able to rotate in again by putting your paddle into the Rack to indicate you are waiting

to play. The Paddle Rack is used to determine who is next to play and rotates from the silver to the gold side as designated by the red marker which switches to the opposite side each time a court is taken by the next four players waiting. If a court is not available when you first arrive, place your paddle/s on either side to wait for a court. This rotation applies to both Organized Play and Drop In Play.

**Organized Play vs Drop In Play**—The primary difference in play is that during Organized Play you play with specific people, while Drop In Play allows anyone to play whenever a spot is available. The hours for each type of play are shown on the website.

### ■ Organized Play

- If you want to play with specific people you should come during Organized Play hours. You arrange to meet with players of your choice, but once you’ve played a game you STILL need to rotate off if others are waiting to play.
- Put your group’s four paddles on the side that will allow you to play the soonest.
- When it is your group’s turn, you can play together again for another game but you will still rotate off at the end of each game played.
- You can play with the same four individuals the entire time and others should not expect to become a part of your group.

### ■ Drop in Play

- Drop in play is designed to allow anyone of any level to play and mixes players each time a court becomes available.
- After each game, all four players rotate off and put their paddles in the Rack to wait for a court.
- Put your paddle on the gold side of the Rack if you won, and put your paddle on the silver side of the Rack if you lost.
- If you want to play with a guest or specific partners/people you should play during Organized Play hours because drop in players are separated based on who won and generally prior partners separate to mix with others for each new game.

Obviously, if there is no one waiting to play, then whoever is playing can continue on a given court unless others arrive and place paddles in the Rack to play. If others do arrive to play, then finish your current game and rotate off. This frequently happens during Organized hours but rarely during the popular Drop In hours.

These guidelines are to allow maximum use of the courts for the maximum number of people in the fairest

way possible. Because of the short duration of games and the rotation system, the wait time is minimized. The two types of hours allow you the option of either just showing up to play and enjoy mixing with others, or to choose the level of play and/or players you will be playing with.

Please kindly and considerately refer anyone not familiar with the rules to the web page if they have further

questions. Remember the intent of our Mission Statement: *Our Mission is to create a friendly and safe environment in Niguel Shores where beginners and veterans are treated equally, sportsmanship is more important than wins and losses, competition is strong but not relentless, and where people are more important than the game.*

—Jennifer Rose

## Wellness

I was a pedestrian in the crosswalk when I saw the whites of their eyes. To this day I still see those eyeballs. I stopped dead in my tracks and pulled our dog closer to me to keep him safe from the car that was making a very hasty left turn in front of me. Behind me, I felt the air move and heard the sound of a transmission loudly down shifting as the car flew around the corner without stopping. Perhaps the drivers were trying to flee the community as quickly as possible, I don't know. But I was nearly pinned between the two speeding vehicles, with our beloved pet dog on a leash, as I watched my life flash before my eyes!

Does this sound like I was caught between a couple of getaway cars with drivers on the lam avoiding the police? It has all the qualities—but no, it's just right here in Niguel Shores at the intersection of Mariner and Niguel Shores Drive. Fortunately, I came out unscathed. However, neither car made any attempt to slow down or acknowledge that they needed to be more careful.

The topic of speeding and careless drivers may not at first glance sound like a health and wellness topic, but upon closer inspection, it definitely is. My experience in the crosswalk near our gate is unfortunately not a stand-alone event. It happens often, inside as well as outside our community, increasing the odds of an unfortunate and unnecessary injury or loss of life.



Where we live here in the Shores, our street is very quiet—until it isn't. When we moved here 34 years ago, I was so excited to see a speed bump in front of our home that would ensure drivers



would slow down. Our small kids would be that much safer. Instead, it has continued to be an unpredictably dangerous street. I've witnessed drivers speeding, not looking both ways, rolling through the stop sign, and attempting to avoid the aforementioned speed bump by using our driveway to guide their two right tires onto the sidewalk while hoping to drop the other two tires somehow in the gutter—plus one of my favorites, speeding down the street while texting. The list is long and so disappointing.

So far, I've not heard of any injuries or fatalities due to speeding in our community, but that doesn't mean it couldn't happen or hasn't happened. We're often in a hurry, we're all busy with minds about to explode due to information and responsibility overload. Nevertheless, safety starts with our own individual responsibility as drivers to pay attention to our surroundings. The enthusiasm of a child's game that spills out onto the asphalt at the same time as a texting, speeding car proceeds unaware down the street is a frightful event to ponder.

And you thought I was going to tell you to get it together in the New Year, right? Lose some weight, quit smoking, eat right, and get off the sofa and move! Well, I still do encourage those choices and hope that 2024 is a wonderful year for us all when it comes to living a healthy lifestyle. However, while pursuing our best selves, let's not forget our obligation to be alert and aware of our surroundings while driving anywhere. Love your neighbor and decide to slow down and drive safely. It can save a life.

—Sharon Stewart

To Your Health! Sharon Stewart RN, Health Coach, [Sharon@SharonStewartRN.com](mailto:Sharon@SharonStewartRN.com)

With this article, we continue our history behind the various neighborhoods in Niguel Shores, presenting them in the order in which they were built. Previously, we covered the Broadmoor Homes, the Custom Homes, and the Garden Homes on both sides of the Coast Highway Bridge. This month, we take you to Breakers Isle, the homes behind the gate next to the bluff.

## Breakers Isle

Today, many of the homes in Niguel Shores have “Blue Water” views of the Pacific Ocean. However, 23 homes in Niguel Shores have a “White Water” view complete with advancing and retreating tides, sounds of crashing waves, and the laughter of beach-loving families, surfers, and runners.

Originally named The Seagate at Laguna Niguel, these homes are now known as **Breakers Isle**. The land, once owned by AVCO Development, went on the market in June of 1970 with homesites available in the \$130,000 range for what the sales brochure called “one of the West’s finest examples of a vanishing commodity: treasured ocean view property.”

The brochure assured future owners that streets, community landscaping, underground electricity and water were completed. Amenities included private TV monitor security. Each lot parcel buyer had their own architect and builder, resulting in these homes being among the most unique in Niguel Shores.

All Breakers Isle homes front the ocean. The lots sit above the revetment, a boulder retaining structure that protects the toe of the slope. The County of Orange owns and maintains the revetment. The mean-high-tide-line is adjusted according to the tides, with the county line at the base of the slope.

The slope is divided into two parts. The first is from the top of the slope to the maintenance walkway. The home owner can build or modify in this area. The second part of the slope is measured from the maintenance walkway to the revetment and cannot be built on.

These homes have no “back yard,” just patios looking out to the sea, but might have a pool on the patio or in the front courtyard. The homes are permitted to construct two levels above the ground and one level below. Any work on Breakers Isle homes must go through three stages of approval: Niguel Shores restrictions, the city of Dana Point requirements, and finally the Coastal Commission.

Breakers Isle owners have a second assessment to maintain their vehicle gate and the long fence that prevents entrance to the property from the beach. Although owners can access the beach from their property and their homes are visible to hundreds of beach goers and surfers, entrance to the homes is gated and closed to the public.

Breakers Isle homes begin with the first lot next to the Bluff. Aromas from bluff-top barbecues and picnics drift over to the closest homes, along with live music and laughter in sharing neighbors’ fun gatherings. The Bluff’s rule of no lights after 10:00 p.m. is enforced not only for Breakers Isle but for the surrounding homes below Pacific Coast Highway.

Not unlike other Niguel Shores homes, these properties have been upgraded and exteriors refreshed. Zillow noted that these properties, depending on location, can list from seven to seventeen million dollars, although actual cost depends on the market. Of note, Breakers Isle homes are rarely on the market.

Owners in Breakers Isle pride themselves on being a close-knit neighborhood with everyone looking out for each other. One longtime owner recalls driving through the gate for the first time and catching her breath at the view—a view that “never tires.” She notes that while the sunsets are perfect for a travel magazine, her family prizes the pre-dawn hours when the moon is setting over the ocean.

The original Seagate sales brochure noted that “each site enjoys a breathtaking view of the Pacific where rolling breakers crest and flow below, Catalina Island juts its massive form skyward, sailboats cruise about casually in your ‘front yard’ ... come and see and experience the overwhelming views ... A word of caution to prepare you, however: Once you do, no other land will ever quite satisfy you. Anywhere.”

—Susan Courtney

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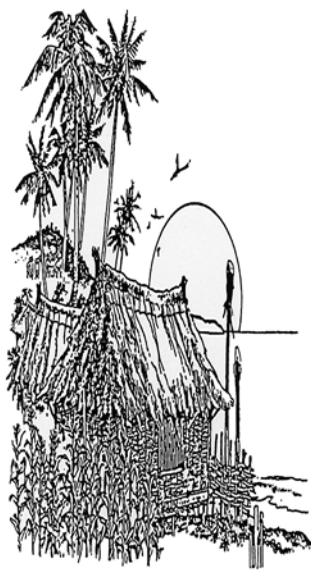
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# CHEERS!



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### ACTIVE LISTINGS

The active listing inventory in the past couple of weeks plunged by 129 homes, down 6%, and now sits at 2,180, its lowest level since May. In November, 33% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 743 less.



### DEMAND

Demand, the number of pending sales over the prior month, decreased by 60 pending sales in the past two weeks, down 5%, and now totals 1,113, its lowest December level since tracking began in 2004. Last year, there were 1,133 pending sales, 2% more than today.



### MARKET TIME

With supply and demand dropping at similar rates, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, remained unchanged at 59 days in the past couple of weeks. It was 84 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.

## Chris & Kathy Zoch

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