

Seashore News



February 2024

Published Monthly by Niguel Shores Community Association

Issue 602

FROM THE HELM

Recreation Amenities Project

As I write this article, the Recreation Amenities Project is really taking shape. The concrete foundations for the sports court along with the two bocce courts have been poured. Additionally, the pickleball bench seating areas have been built out. Mother Nature threw a few curve balls at us in December and January, but the construction forged ahead. I know the end result will be amazing! For photos related to the project please see page 5 of this issue and visit the Niguel Shores Community Association website niguelshores.org.

Street Repair

Road repairs and resurfacing are underway! Thank you again to the Management Team for detailing the scope of the work and clearly communicating that information to the community at large.

Revetment

The OC Public Works Project Management Team handling the revetment effort below Breakers Isle spoke to a full house prior to the Board meeting on January 10. As we further learn of updates about the project we'll share the information and post it on the NS website.

Nomination Forms Due

As a quick reminder, the submission deadline for the Board of Directors **Candidate Nomination Form** is **February 22 at 5:00 p.m.** I can tell you that the nearly two years I've served on the Board have been extremely rewarding.

Acknowledgement and Appreciation

First, I must express my sincere admiration for all the passionate volunteers who collectively comprise the various committees within Niguel Shores. I feel compelled to reinforce the term 'volunteer' because I think sometimes we forget that particular aspect is the essence and, quite frankly, the backbone of what makes Niguel Shores great! Second, we have a phenomenal Management Team who seamlessly balance a plethora of tasks to keep our 'little village' running smoothly.

Make Your Time Count

I know we all have many things going on in our lives and a common response to serving on Committees or the Board of Directors is often, "I really don't have the time." Well, I'm here to tell you *time is fleeting*. Appreciate the present moment and value the contributions you could make to ensure our "little village" remains the envy of many.

—Jim Cobb

LOOK INSIDE FOR DANA POINT ART IN PUBLIC PLACES



RIGHT AROUND THE CORNER...
VALENTINE'S DAY!
DO YOU HAVE A RESERVATION?
ENTER TO WIN A RESERVATION TO ONE OF THE
RESTAURANTS BELOW & A \$50 GIFT CARD!



BLOOM, RESTAURANT & BAR
San Juan Capistrano

COASTAL KITCHEN
Dana Point

LUCIANA'S RISTORANTE
Dana Point

LARSEN AT HOTEL LAGUNA RESTAURANT
Laguna Beach

SELANNE STEAK TAVERN
Laguna Beach

VINE RESTAURANT & BAR
San Clemente

CIAO PASTA TRATTORIA
San Juan Capistrano

CHART HOUSE
Dana Point



TEXT ME BY FEBRUARY 5TH - WINNERS WILL BE
CONTACTED FEBRUARY 8TH! GOOD LUCK!



KATHY SAMUEL
TOP 1% OF ALL CALIFORNIA REALTORS
949-444-1674
Kathy@KathySamuel.com
www.kathysamuel.com



© 2024 First Team Real Estate®. All rights reserved. Agent has not verified information. It has been supplied by third parties; we cannot represent that it is accurate or complete and should not be relied on as such. This offering is subject to errors, omissions, changes, including price or withdrawal without notice. If your home is currently listed with another broker, this is not intended as a solicitation. DRE# 00832012

NSCA is not responsible for any work done nor are we recommending any of the advertised companies

GENERAL MANAGER REPORT

NSCA Board Core Principles—These are the core principles of the Niguel Shores Community Association Board of Directors.

As a Coastal Community, our unique Value resides in our premier location. Our purpose should be to allow all owners to utilize, benefit and prosper from our exclusive locale. With our location being the starting point, our purpose should be to enhance our community by committing to these values and codes of conduct.

- We will run an effective Community and conduct business with transparency while respecting confidential and private information.
- The foundation for the Niguel Shores Community Association will ensure that board members, committees, staff and homeowners are aligned with a common purpose for the benefit of all.
- Our fundamental goal as representative of the association, is to take an ethical and fair approach in representing the interests of the Niguel Shores Community Association.
- Consistent with our documents and the law, we will actively include owners in decisions affecting our community that will enhance and maintain a friendly and aesthetically pleasing place to live.
- We will listen to owners and treat all issues and owners with respect.
- Any actions we take are aligned with our mission statement guaranteeing the community comes first.

NSCA Mission Statement—The mission of the Niguel Shores Community Association (HOA) is to continue to enrich our premier coastal community. With cooperation, we will promote a sense of community, enhance the

livability and interest of the homeowners. We will enhance the quality of our neighborhood by maintaining our common areas and upholding the CC&Rs and Bylaws in the best interest of our community.

Call for Board Candidates—If you would like to work with a Board that adheres to these core principles and mission statement you should consider running for the NSCA Board by completing the **Nomination Form** that was included in the January newsletter. You can also download the Nomination Form from the Niguel Shores website or by contacting anyone in the NSCA management office. Return the completed form to the NSCA office by **5:00 p.m. on Thursday, February 22.**

Annual Meeting—The NSCA Annual Meeting is scheduled for Tuesday, May 21 at 6:00 p.m. This year the terms of Directors Jim Cobb, John Douglas and Rhonda Dunlevie are concluding, so there are three (3) positions open for election. The term of office is two years and meetings are currently held once per month.

Office Closed—No Construction: The management office will be closed on Monday, February 19 in observance of President’s Day and there is no construction allowed on that day. In the event that you need immediate assistance during the time when the office is closed, please contact the patrol service at the gatehouse (949) 487-4185 for direction.

—Marla Miller

**NSCA Board of Directors
Nomination Forms**
Due by 5 p.m. — Thursday, February 22

JANUARY 2024 BOARD ACTION SUMMARY

(GENERAL SESSION)

ACCEPTED AND FILED:

—General Session Committee Minutes

MEETINGS:

—County of Orange – Revetment Construction Update

APPROVED:

- General Session Meeting Minutes for December 13, 2023
- January 2024 Expense and Transfer (Actual)
- Quarterly Transfer Operating to Reserve Account for 2024
- 2024 Committee Chairs
- 2024 Committee Members
- 2024 Election Timeline
- Resignation of View Preservation Committee Member
- Lien Filing: APN 672-081-27
- Proposal for Geotechnical Services – Groundwater Investigation
- Harvest Proposal #117366 Tree Removal Spinnaker Drive

- Harvest Proposal #117504 Tree Removal Halyard Drive
- Ratify Approval of Computer System Replacement

DISAPPROVED:

- Appeal of Architectural Committee Approval of Application for Remodel

TABLED:

- Board Discussion: Tree Trimming
- Harvest Proposal #116630 – Removal of Park Turf and Reseed

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (October)
- Recreational Amenity Update
- Legal Analysis
- Board Discussion: Tree Trimming and Updates; and Seashore Newsletter Advertising
- 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 3rd WEDNESDAY, FEBRUARY 21, 2024, BEGINNING AT 6:00 P.M. **BE ADVISED:** THE BOARD MEETING WILL BE HELD ON THE 3rd WEDNESDAY IN FEBRUARY

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

Revetment Review

On January 10, Niguel Shores Community Association hosted a **Resident Round Table** to provide an update on the **Revetment Construction Project** scheduled to begin on the beach below Breakers Isle soon. Board President Jim Cobb introduced **Robert Sanchez**, Project Manager, who presented an overview and answered questions from the community.

Mr. Sanchez provided a bit of background on the history of the project. Essentially, a landslide on the Breakers Isle slope in 1977 and heavy rains in 1978 caused significant damage to the area. After many years of negotiation and legal battles, the Coastal Commission and the County of Orange reached an agreement with our Niguel Shores Community and the project received Coastal Commission approval in 2022 with permits to start work granted in 2023. The goal of this project is to restore the rock revetment at the foot of the slope back to what it was prior to the landslide and damage caused by heavy rains. The Coastal Commission denied more extensive improvements to the area.

The presentation was opened for questions and Niguel Shores residents expressed their concerns about a number of issues with the project, including damage to our streets, safety to our residents, and the time frame which would impact our community. Mr. Sanchez and several members of his team assured residents that the project would be completed as quickly and safely as possible, and any damage would be repaired. His slide presentation is available on the Niguel Shores website at niguelshores.org.

Impact on Our Community

Work on the project is scheduled to begin soon and projected to be completed in May of 2024. The contractor will access the community through our main Mariner Gate and will use Niguel Shores Drive to reach the impacted area. Our visitor's parking area at the bluff will be closed to allow for the contractor's equipment and staging. Our beach bluff area and other parking lots will still be accessible to all residents.

The following contact information was provided for **OC Construction at Orange County Public Works**: Send email to projectinfo@ocpw.ocgov.com or call (714) 245-4500. Residents are encouraged to contact the team directly with questions and concerns. Additional information is available on our community website at niguelshores.org.

—Patti Staudenbaur

RECREATION COMMITTEE

Happy February from the Recreation Committee!

Question: Do you love attending annual community events? Do you count the days till the next Band by the Sea? Have your children looked forward to the annual Halloween Party? Do you have creativity and community service in your heart?

If your answer to any of these questions is “yes,” then we want **you** to join our team of volunteers! We currently have two (2) committee spots open and waiting to be filled by our neighbors to assist us with all the fun preparation that goes into planning and executing all of our special events. Join us and experience the joy of being behind the scenes, participating in bringing the magic of community parties and celebrations to life!

If you're a homeowner that wants to sign up, please reach out to the NSCA Management Office. We would be so excited to see you at our next committee meeting!

—Recreation Committee

RECREATION AMENITIES

Enhancement Project

Is it really February already? It seems as though we were just wishing you Happy New Year!

We are thrilled to share that the amenities project is nearing completion! The sidewalks and the bocce ball courts have been installed. The sports court tiles and basketball hoops should be in place by the end of January, and the playground equipment will be installed when the new surface is poured the first week of February. The surface will take a few days to “cure” so please be patient.

While we wait for permit approval for the shaded picnic area, we still hope for installation in early February.

The new pickleball bump-out is receiving high praise and appreciation. With countless players on the sideline, it's an added safety measure to have a designated place for them back in the box. The shade and benches are definitely an enhancement.



Revetment Presentation at Resident Round Table

COMMITTEE REPORTS



Amenities work in progress

When these new amenities are complete, the grass will be seeded and closed for 90 days. We ask that you and your pets avoid the area so it fills in nicely and completes the project with a bang!

Again, we thank you for your continued patience and support throughout this process. Look for announcements for our opening celebration coming soon. If you have questions related to this project, please email NSAmenities@gmail.com.

—Debi Berk

MAINTENANCE COMMITTEE

As we swing into the second month of the new year, the Maintenance Committee would like to focus on some recent developments with the Maintenance Staff. First, we want to welcome **Tom Shimkus** back at work after an extended leave. We are happy to see your smiling face again, Tom!



Tom Shimkus

The committee would also like to welcome a new addition to the staff. **Robert Everson** joined the team as Assistant Facilities Manager late last year. **Bob**, as he likes to be called, was born and raised in South Orange County and currently lives with his wife in Foothill Ranch. They have seven children ranging in age from 9 to 30 years old. They love the outdoors, especially camping and spending time on the water.

Bob has a wide ranging background in both technical and corporate environments, such as maintaining safety compliance at Disneyland Resort and as a consultant in Florida and Shanghai, China to Director for the Technical Support Monitoring at Justice Services, where he managed over 500% growth in the department. He brings to us experience in facilities maintenance, vendor management, facility improvement, and he most recently started and ran a residential construction company here in South Orange County. Please give Bob a warm welcome to our Extremely Well Maintained Community!



Robert (Bob) Everson

—Geoff Dunlevie

TAKE PART IN OUR COMMUNITY—VOLUNTEERS NEEDED

A Beautiful Day in the Neighborhood

We are fortunate to live in this community of attractive homes, manicured grounds, recreational amenities, and an ocean bluff with magnificent views of the sea and sunsets. Most people would probably agree it's always "a beautiful day in the neighborhood."

But There's a Catch

Call it "Catch 2024." The great lifestyle we enjoy here would not exist without the volunteer service of our residents. The fact is, we are a community run by volunteers. Right now, at the beginning of 2024, we need volunteers (like you) to serve our community as members of the NSCA Board of Directors

and NSCA Committees, to assure that Niguel Shores remains the jewel it is in 2024 and going forward.

Step Up

Application Forms are available in the Office for these volunteer opportunities:

Board of Directors – 3 positions open, forms due February 22

Recreation Committee – 2 positions open

View Protection Committee – 2 positions open



"Start where you are. Use what you have. Do what you can." —Arthur Ashe

CLUBS

WOMEN'S CLUB

On January 11, Women's Club hosted their first luncheon of 2024. **Suzanne Enis** decorated the tables with antler centerpieces, symbolizing the "growth and renewal" generally associated with beginning a new year.

The room was packed, perhaps due to the popularity of January's guest speaker, **Marla Jo Fischer**. Marla has enjoyed a successful career as an investigator reporter, staff writer and columnist. For over a decade, her humor column "Frumpy Middle-Aged Mom" has run in the *Orange County Register* (and other syndicated papers). Her 2020 book, *Frumpy Middle-Aged Mom: Dispatches from the Front Line of Motherhood*, shares humorous and relatable anecdotes of her life after adopting two young foster children at the age of forty-six. Marla continues to write, travel and make readers laugh despite a five year fight with cancer. She encourages her audiences to try



Author Marla Jo Fisher and Women's Club Vice President Carole Daly

new things, overcome fears and discouragement, and exercise a sense of humor, even in the hardest of times.

The new year promises great speakers and events. For starters, our January luncheon and outside activity, Bunco at the clubhouse, were both well attended and lots of fun. This month, Women's Club looks forward to welcoming **Supervisor Katrina Foley** at our luncheon on **February 8**. She will share Orange County news, and more specifically, Dana Point Harbor updates. And, of course, looking forward, the much anticipated April fashion show and the June tea are just around the corner!

For those interested in becoming Women's Club members, applications are available in the Niguel Shores office.

—Karey Palmer

IN MEMORIAM

Georgiana Emery

April 8, 1925—January 12, 2024

Resident of Atlantic Avenue from 1986 to 2020

Niguel Shores Womens Club, Tennis, Dana Point Library Friends

A special lady who really enjoyed living in Niguel Shores and made many friends there over the years.

MEN'S CLUB

On January 16, after a tasty breakfast prepped and served by the talented **Staudenbaur/Wilson** team, 2024 got off to a great start for Niguel Shores Men's Club. More than 35 members were gathered for this official Annual Meeting, satisfying the requirement in our by-laws for a quorum to be present to conduct necessary annual business.

One agenda item was to **nominate and elect leadership** for the calendar year. I am pleased to report that the incumbent team of officers, all four of them, were nominated, seconded, and unanimously elected to serve again for 2024. Thanks to **Geoff Dunlevie, John Yocca, Eric Eckes, and Yours Truly** for another year of service to the Men's Club.

Other business included discussion about **Men's Club meeting schedules**. The intent is to increase membership, perhaps by moving one of our two monthly meetings to an afternoon "Happy Hour" once a month, or once

Women's Club Outside Activity

EVENT: Visit to **Five Vines Wine Bar** in San Juan Capistrano

DATE & TIME: February 15, from 4 to 6 p.m.

WHERE: Five Vines Wine Bar, 31761 Camino Capistrano, Ste11, SJC 92675

COST: Varies per person depending on the order. Wine flights available in the range of \$14-20 per person plus cost of any food ordered from the menu. Meet at the Restaurant (drive by yourself or carpool with friends).

SPECIAL INSTRUCTIONS: There will be a sign-up sheet at the Women's Club luncheon meeting on February 8.

You could also call Jenny (949) 287-3263 or Gunjan (949) 395-7302 to have your name on the list if you are unable to be at the meeting.



CLUBS

a quarter. How bad could that be? The idea is to encourage more participation from younger members who may have conflicting work and/or family schedules during the morning breakfast hours. A small group was formed to study the options and return next meeting with logistical recommendations for the larger group to consider.

Another item of interest was the path forward for the **Men's Club annual scholarships**. For years this program has been led very effectively by Club member **Jon Cobain**. Recently, Jon has indicated his desire to step down. We thank Jon for his many years of leadership and service to this important Club and community activity. We also view this as an opportunity to perhaps revamp our approach to academic scholarships. Men's Club will soon distribute a survey document to all members to solicit thoughts and opinions about how to best organize and manage this popular scholarship program that has been associated for years with Niguel Shores Men's Club.

Speaking of popular programs, we also took time to thank Club member **Tim Williams** for agreeing again to lead and organize the **Men's Club Annual 4th of July Pancake Breakfast**. Tim did a great job running the show in 2023. We are confident he will do so again in 2024. Thank you, Tim.

IN MEMORIAM

Boyd Van Ness

Resident of Vista D'Onde since 1997

Men's Club, Men's Golf, Architecture Committee

Boyd will be missed by all who knew him
here in Niguel Shores.

So, lots of activity and exciting changes coming up for the Men's Club. It's time to get on board. We will meet next on **February 6 at 8 a.m.** in the **Clubhouse**. We hope to have new and returning members join us and be part of the Club's future.

If you are interested in becoming a member, or are a current member wanting to be more engaged, please drop an email on Club President Geoff Dunlevie at gdunlevie@gmail.com or Secretary Tim Moore at tgm443@gmail.com to let us know of your interest.

—Tim Moore



FIX IT UP
for nothing upfront

BEFORE



AFTER



The **RealVitalize®** program helped with home improvements and repairs so my clients could **sell for more!**

👉 BEST AGENT IN CALIFORNIA!! My sister and I used Cora Berkery to sell a family trust property. We could not have made a better decision. She went above and beyond in every regard and helped us make great decisions that increased the value. Cora was able to get multiple offers over the asking price with one open house event. Every step of the way she was there as part of our team. We absolutely adore Cora and would not hesitate to use her again. **👉 Sincerely, - John Damiano**



Cora Berkery, REALTOR®
ABR, BS/BM, e-PRO, FSR, GREEN, GRI
TOP 1% IN ORANGE COUNTY | YOUR NIGUEL SHORES NEIGHBOR

949.285.1984
Cora@CoraBerkery.com | www.CoraBerkery.com
CalRE#01415774





Cora
BERKERY

Successful Together

NIGUEL SHORES MARKET DATA

Execution of a program agreement is required. RealVitalize is not available in all states and available only at participating offices. Void where prohibited by law. Additional terms and conditions apply. Results not guaranteed. If listing doesn't sell within 12 months from the first project completion, seller must pay back the full amount of covered services. All property enhancement services are provided by the applicable service providers affiliated with Angi. Neither the Coldwell Banker System nor any of its respective franchisees or affiliated companies is providing any property enhancement product or service in connection with the RealVitalize program. Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2022 Coldwell Banker. All Rights Reserved. The RealVitalize logo and service mark are owned by Realogy Group LLC. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 2288AL_REA-RFG_2/22 CalRE# 01415774

NSCA is not responsible for any work done nor are we recommending any of the advertised companies

CLUBS

GARDEN CLUB

This month, the Garden Club will be meeting on the **second Monday, February 12**, from **11:00 to 12:30**, in the **Clubhouse**. The topic will be **Roses 101**. Our speaker will be **Kathy Monge, a Senior Master Rosarian**. She is a volunteer from the **University of California Orange County Master Gardeners**. She will cover the basics of rose selection, planting, fertilizing, pruning, and pest management, and will be available to answer questions surrounding rose issues.

Roses are probably one of the oldest flowers. According to fossil evidence, roses are 35 million years old. They are thought to have first been cultivated in China, where they were grown in the imperial gardens of the Chou dynasty as described by Confucius (551-479 BC). Many of the cultivated roses we grow today are hybrids and selections from species native to China.

They carry meanings beyond their beauty. For example, true love (red), mystery (blue), innocence or purity (white),



Alan Berry of Wild Birds Unlimited

friendship (yellow), passion (orange), and death (black). The custom of giving flowers, especially roses, on Valentines Day began with the Victorians in the early 19th century when rose bouquets became linked to romance.

There was a very positive response to our January speaker, **Alan Berry**, owner of **Wild Birds Unlimited** in Mission Viejo. His presentation was very informative on our area's birds, their habits, favorite plants, foods, and feeders.

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. Sign-up forms are in the Niguel Shores office. Please contact **Sandi Stauffer** at sandistauffer@comcast.net with any questions. We hope that you will join us.

—Judi Palladino

SPOTLIGHT

Garden Club History and Honors

The Niguel Shores Garden Club was founded in 2001 when **Terri Sweeney** and a few other residents thought it would be fun to share their passion for gardening by starting a Garden Club in Niguel Shores. Teri Sweeney was the first President from 2001-2003, with a membership of around 18 to 20. Members enjoyed workshops featuring fellow members' gardening talents. They also attended many garden tours in neighboring communities. In 2002, they held their first **Niguel Shores Garden Tour** which was open to our residents.

By 2004, the membership had increased by 40 members. The club started the popular **Annual Plant Sale**. Past President Sweeney also encouraged the club to join the **California Garden Clubs Inc. (CGCI)**, which includes Orange County District Garden Clubs. The Director of Orange County District Garden Clubs assisted the club with writing by-laws and producing their first official club yearbook. Three members, **Linda Koppang, Jerry Koppang** (Past President, 2010-16), and **Francine Stout** (Past President, 2003-2006), have served on Orange County District committees.

Since joining with CGCI, the club and individual members have received the following awards: **Blue Ribbon**



Garden Club honorees Francine, Carol, Joan, and Suzanne

Certificate of Achievement, Club Yearbook Award, Butterfly Pollinator Award.

Recently, **CGCI Long Service Certificates** for 20+ years went to **Francine Stout, Carol Kuhn, Joan Beyer, and Karl Kuhn**, who are all Niguel Shores Garden Club founding members (2001).

Our club also presented an **Award of Distinction** to **Suzanne Enis** in appreciation of all that she does. As Vice President of the Niguel Shores Garden Club, she co-chaired both the **Lobster Fest** and the **June Barbeque**. She has obtained and coordinated speakers and room set-up. In addition, she organized and led the demonstration of succulent pumpkin designs at the October Garden Club meeting.

—Judi Palladino & Francine Stout

ACCOLADES



Editor's Note: Special acclamations go out to a group of our high-spirited residents who get together each year for a great cause that helps people far beyond our gates. Here is their story.

In November 2020, when the pandemic shut down the Turkey Trot in Dana Point that so many of us love, **Janet Hickson Robinson** (Windjammer), **Danielle Mills** (Padina Circle), and **Christy Brandon** (Coral Bay) organized the first ever **Shores Trot**. While it initially started as a simple way to gather friends at the Bluff for a run and cheers on Thanksgiving morning, it quickly evolved as a way to raise money for **Miracles for Kids**.

Miracles for Kids helps families with critically ill children pay for housing, bills, counseling and basic necessities so the families can focus on their kids. Many Shores families are involved in Miracles, and our very own **Tom**

Swanecamp (Cockleshell) and **Paula Ansara-Wilhelm** (Marlinspike) are members of the Board. That first year, we raised about \$2,000 for Miracles.

While the run was born out of a pandemic, it continued as an annual event because it's FUN and a great way to give back. Thanksgiving 2023 was the **4th Annual Shores Trot**. Friends, family and neighbors gathered at the Bluff to cheer, donate, and buy swag and raffle tickets before going for an uphill grueling walk to hydration stations on Magellan and Shackleton Isle.

This grass roots group has grown over the years, and we are proud to share that through the generosity of the Shores, we raised \$5,500 for Miracles for Kids in 2023. The Shores really is the best! Won't you join us in 2024?

—Janet Hickson Robinson



DANA POINT THIS MONTH

DANA POINT HISTORICAL SOCIETY

Annual Meeting and Potluck
Monday, 2/5 Reception at 5:30 p.m.
Potluck at 6:15 p.m. Meeting at 7 p.m.

Gloria Dei Church, Bankson Hall
events@DanaPointHistorical.org or (949) 248-8121

MONARCH BUTTERFLY TALK

Monday, 2/5 from 5 to 6:30 p.m.
 Dana Point Community Center

CREATE A BUTTERFLY HABITAT

Sunday, 2/25 from 9 a.m. to 12 Noon
 Sea Terrace Park
 Water, tools, snacks provided.
jriyhani@danapoint.org



FEBRUARY DATES

- February 10** Lunar New Year
- February 14**..... Valentine's Day
- February 19**..... President's Day
- February 22** NSCA Board Nomination Forms Due
- February 29** Leap Day



CALIFORNIA PRIMARY ELECTION DATES

- February 5** Vote-by-Mail ballots sent out by the County
- February 6** Vote-by-Mail secure drop boxes open
- February 20** Last day to register to vote.
- February 24** Vote Centers open for early in-person voting
- March 5** Polls open 7 a.m. to 8 p.m. Last day to vote in-person or to return Vote-by-Mail ballot by 8 p.m.



ART IN PUBLIC PLACES

Do you have a favorite Dana Point utility box? No doubt you've seen **Gina Hsiang's** artwork "Harbor Air" as you drive into our Mariner Gate from Niguel Road—and probably you've also noticed other decorated boxes as you travel around Dana Point.

These were created by selected local and student artists participating in the City of Dana Point's **Utility Box Public Art Program**. Artists submitted their plans, and the utility boxes were transformed with artwork chosen for its cultural diversity, historic heritage, or key activities of our area. We are printing pictures of a few here for your enjoyment. We encourage you to tour the city and find your favorites among all 40 of these beautiful art installations. You might start by looking for the box dedicated to our city's namesake, Richard Henry Dana.

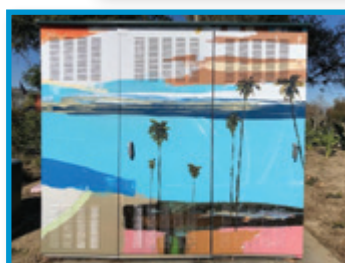
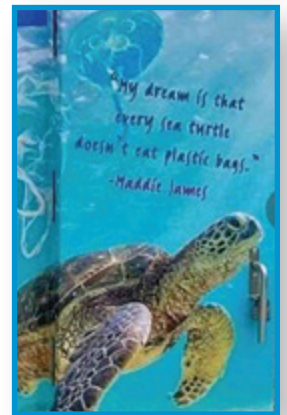


Jaimie To, Senior Management Analyst for the City, told us, "The project is now complete as all 40 City-owned utility boxes are now wrapped. There were three phases, which started in 2020. We opened a 'Call For Artists' for each phase where artists could submit their artwork. The **Arts & Culture Commission** rated each artwork based on a set of criteria. Starting with Phase Two, the artists were compensated for their artwork."

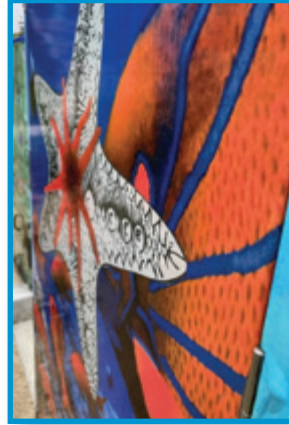
The **Dana Point Arts Ambassadors**, including our resident **Maria**

Elena Banks, have announced their 2024 theme as "Art in Public Places." Enjoying the creativity of our unique utility boxes is a perfect way to appreciate the public art in our city.

Visit the City of Dana Point webpage to see all the boxes with artists' names and locations of their work: danapoint.org/department/arts-culture-commission/utility-box-art-program



ART IN PUBLIC PLACES



ACTIVITIES

BRIDGE

Would someone please tell me what happened to the month of January? It seems to have flown by even more quickly than in years past. Those of us in the Bridge Club always look forward to February because several of our snowbirds return to Niguel Shores to escape the cold temperatures back home. They come from Arizona, Utah, Montana, Illinois and other states east of the Mississippi. I am sure they are happy to get back to Southern California and the warmer temperatures.

Our recent winners:

December 20: Bob Ruben jumped up to first; Bill Imbriale snuck into second; Glenda Wilson came in third.

December 27: Bob Ruben came in first again! (Way to go Bob); Glenda Wilson moved up from third to second; Patty Hollis came in third.

January 3: Cherry Ramee came in first; Terry Liebman pushed up to second; Bill Imbriale held on to third.

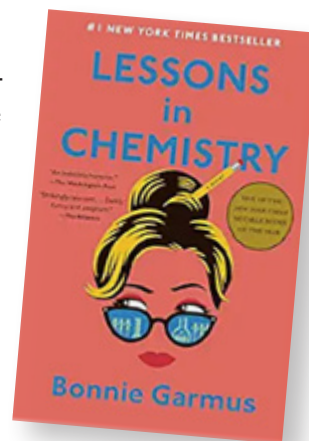
January 10: Sue Duesler surprised herself by coming in first; Betty White was close on her heels for second; Jim Pinola fought valiantly and secured third.

Please remember to sign in for the following week, and remember we now start on **Wednesdays at 10:30**. 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

February finds Page Turners reading and discussing the very popular novel *Lessons In Chemistry* by Bonnie Garmus. To quote one reviewer, "... (it) is that rare beast; a polished, funny, thought-provoking story, wearing its research lightly but confidently and with sentences so stylishly turned it's hard to believe it's a debut."



Elizabeth (the main character) is a chemist but she has been banished from the lab because of an out-of-wedlock pregnancy (it's the 1950s!). She finds herself hosting a cooking show on TV, unlike any other, which housewives fall in love with. Her sidekick is a lovable dog called Six-Thirty. This is a thoroughly enjoyable read and "a more adorable plea for rationalism and gender equality would be hard to find."

Page Turners consists of three groups all reading the same book. One group meets the fourth Monday afternoon of the month, and the other two groups meet the fourth Thursday afternoon. For more information, please email me at fozimec@cox.net. Happy reading!

—Frances Ozimec

SHORE SCULPTURES

Gifts of pebbles from the sea transformed to fleeting art, shore sculptures dot our beach-scape.

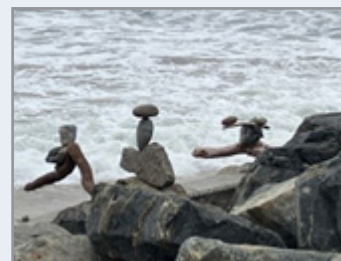
Expelled from depths of the ocean, flotsam and jetsam fashioned into a haughty beach dweller.



Casual passers-by sort, select, balance.

Scavenged rock becomes art.

Anonymous creativity!



WAVES

Endless rows of rustling, folding, swirling waves.



Wobbling, perching, balancing, Lincoln logs honed by the sea.

A shoreline of Cirque de Soleil.

Or, perhaps, a mini-Stonehenge?



Frothy ripples merge to greet the shore.

Swishing petti-coats dancing to the music of the sea.

—Joan Stoelker

The Galapagos: Flora, Fauna, and Food for Thought!

The Galapagos Islands off the coast of South America definitely deserve to be seen. Along with Jean, my travel companion, I recently checked off two “bucket list” items by booking a Trafalgar trip to **Peru** and **Ecuador**, then on to the **Galapagos**.

Our adventure began with a week exploring **Lima, Peru**, plus **Cusco**, the “sacred valley,” and **Machu Picchu**, the breathtaking Incan archeological site. An extension of the tour took us to **Quito, Ecuador**, situated practically on top of the Equator high in the Andean foothills—well worth visiting, especially the old city, designated a UNESCO World Heritage Site in 1978. Quito was our launchpad to the Galapagos Islands, via **Guayaquil** on the coast.

Spanning the Equator and six hundred miles off shore, the **Galapagos Islands** lie in the path of three ocean currents. A confluence of tropical and temperate climates has resulted in a unique island ecosystem, within which an unusual mix of plant and animal species has evolved. Because of its rarity, and as a protective measure, the Galapagos National Park—also a UNESCO World Heritage Site—was established in 1986. Subsequently, a Marine Resources Reserve was established to protect the waters surrounding the park. We went in September, the dry season, so our weather was clear and the temperatures were moderately warm, but in the wet season, the terrain is greener.

With a sense of awe, we deboarded our plane on remote **Baltra** and anticipated what lay in store. In what proved to be a “hop, step, and a jump” progression of transfers, a tour bus took us to a *small* landing dock, from which we lowered ourselves into *small* Zodiac boats, and bounced across the waves to our *small* “expedition” ship, the MV Legend, anchored in deeper waters.

The ship is equipped to accommodate 100 passengers. In spite of its *small* size, it provides numerous gracious amenities, including a spacious interior lounge with bar, comfortable dining room with delicious South American cuisine, upper deck open-air dining area, pool deck with bar, roomy cabins with picture windows, library, jacuzzi, and snorkel gear staging area. The comfort that we experienced “on-board” the ship definitely mitigated the occasional discomfort we experienced “off-board” the ship.

About that, let me explain!

As two ladies in our seventies, Jean and I still consider ourselves reasonably fit. But in the spirit of full disclosure, I confess that the daily complimentary regimen proved physically

exhausting (hence, aches and pains). There were at least four opportunities to leave the ship each day, descending into and out of Zodiacs headed for various islands to hike, snorkel, kayak, and peer through glass-bottom boats. These mini-expeditions enabled us to experience the teeming wildlife that flourishes on land and in sea.

I took advantage of two snorkeling expeditions, on which I saw sharks, sea turtles, penguins, sea lions spiraling among us, rays, enormous schools of fish—incredible. My confidence in my buoyancy was definitely boosted due to faithful participation in our **Niguel Shores Dippy Dolphins** water aerobics program.

Jean and I both hiked daily on various islands, marveling at numerous gigantic Galapagos tortoises, lingering among multiple mother sea lions lounging in the sunshine nursing their pups, eyeing prehistoric armor-plated lizards, marveling at exquisitely-colored blue-footed boobies, and yellow Darwin finches. These creatures don’t seem fazed by human presence, although they didn’t need to worry—we had all been instructed to be on our best, respectful behavior!

The islands are volcanic in origin, and landscapes have evolved based on how recently volcanic activity has taken place. One hike was devoted entirely to examining the various patterns and structures created by lava flows. Another offered stunning vistas of cliffs, crashing waves, and rookeries in the rocks. Vistas were vast and magnificent.

The Galapagos Islands are truly extraordinary. There are no majestic “structures” here to see, no monuments testifying to human conquests or accomplishments. Rather, this place epitomizes the infinite creativity of evolution, the resilience of nature, the power of the ocean. If one loves nature, these opportunities to stand in its midst, to study and absorb its various manifestations, is a blessing.

But, in addition to appreciating the experience of this trip to the Galapagos Islands, I learned something about myself—equally valuable. I definitely felt “the passage of time.” Age, and fitness, are relative, of course. But I do so wish I’d felt strong enough to participate in every single adventure offered, with unbounded energy. I had to pass on a third snorkeling trip, never did enjoy a kayaking excursion—I was simply too tired, and sometimes, yes, a bit achy.

So please consider booking a trip to the Galapagos—and do it sooner rather than later! Seize the moment, as Horace said. Take it from one who knows!

—Bonnie Myers



Galapagos sights (clockwise from top right): lightfoot crabs, giant tortoise, sea lion, yellow finch, blue-footed boobie

TENNIS

As February moves in, we have fond thoughts of the Valentine theme,



Love. In keeping with this, we also have a history of “Love” as used in tennis matches.

The concept of tennis scoring “love” dates back to the 19th century. The word “love” is thought to come from the French word *l’oeuf*, which translates to “egg.” This is in reference to the egg-shape of a zero on the scoreboard. The zero is also thought to symbolize a blank slate, which makes sense in the context of tennis as a game of skill and strategy.

In the early days of tennis, “love” was a score that was rarely used because the sport was still evolving and the rules weren’t yet as strict as they are today. Players would often just keep track of their own points, and there wasn’t a clear distinction between when a game was won and when it wasn’t.

The “love” score was officially introduced in 1874, at the **All England Club** (now the All England Lawn Tennis and Croquet Club). The All England Club is the oldest and most prestigious tennis club in the world, and it was the first to use the “love” scoring system.

“Love” is also an important part of the **Grand Slams**, the four major professional tennis tournaments played each year. At the beginning of each match, the score is always set to zero, or “love.” This is to ensure fairness and consistency across all the matches played.

In professional tennis matches, the concept of “love” is important to signify that the score is tied, or that no one has yet won a game. This allows players to focus on playing their best and taking each point as it comes.

The concept of “love” is just as important in amateur tennis matches as a reminder to players that the game is about skill and strategy, rather than winning at all costs. “Love” is a way of keeping the game focused on fair play and sportsmanship.

Tennis scoring “love” is an integral part of the sport and has been since its inception. It is a reminder of the game’s long history and the importance of fair play, skill and strategy, rather than just winning.

Please contact us at pacific92629@yahoo.com with any tennis news you wish to share. Remember, “You don’t stop playing tennis when you get old, you get old when you stop playing tennis!”

—Don and Penni Baer

PICKLEBALL

Courts and Guest Use

We are seeing an ever-increasing number of guests using the pickleball courts. Please be aware that if you have someone listed as either a short time or permanent guest at the front gate, once they enter they have access to any of our facilities simply by waiting at the community center key fob gate for a kind soul to allow them in.



While guests are welcome, please remember that our residents have just paid two special assessments for new recreational facilities, and some have expressed understandable concerns about non-resident use. Non-residents may be using what owners are paying for, yet they might not be aware of established rules or guidelines for using our facilities, such as the need to rotate off after a pickleball game when people are waiting to play; or not bringing boom boxes and music to play on the courts; or not having guests use the main parking area at the courts.

Owner Responsibilities

As an owner, you are responsible for your guests, and it is up to you to educate them about facility use and restrictions. The Niguel Shores HOA rules also require that you be physically present with your guest(s) whenever they are using any of our facilities. You are encouraged to invite guests during the organized play hours, rather than during the popular drop-in hours, so that residents have less of a wait time for play.

Please contact anyone on your short time and permanent gate access list and make sure they are aware of the Niguel Shores rules—specifically those guidelines related to pickleball, which can be found at the Niguel Shores website niguelshores.org.

—Jennifer Rose

WATER AEROBICS

The **Dippy Dolphins** water aerobics group led by instructor **Cynthia Carlson** meets on Friday mornings at 9 a.m. The pool is heated, and all are invited for a gentle workout that is fun and heart-healthy. Cost is \$5 per session.

Editor’s Note: We asked Coach Carlson to tell us a little about herself, and we hope you enjoy her story in “Meet Your Neighbor” on the next page.

MEET YOUR NEIGHBOR

Cynthia and Keith Carlson moved to Niguel Shores in 1994, and will have lived here for 30 years this March.

Cynthia is well-known as our **Niguel Shores Water Aerobics Instructor**. We asked her to tell us a little about herself, and she wrote the following:

Born and raised in Northern California, I attended high school in Danville. We frequented the beach in Santa Cruz and I was always involved in some kind of sports: softball, soccer and swimming.

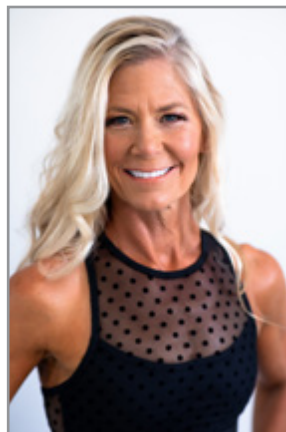
I started competitive swimming at age 10, competed through high school and attended UCSB and finished my competitive swimming career on the team there. I earned a BA in Business Economics with an emphasis in Accounting and worked in the banking industry just after college until the 1990s as an assistant controller at a savings and loan in Irvine.

My husband **Keith** and I met through mutual friends in Laguna Beach, married in 1991 and lived in Laguna Beach where he was raised. Keith is an avid surfer. He owned and operated a surf accessories business Carlskin, printing t-shirts and making wetsuits for the locals.

We found Niguel Shores through a family friend, a realtor who had lived here herself. We were sold on the idea of the access to the beach, the bridge over Coast Highway being the biggest selling point. It has been an AMAZING place to raise our family, **Mitchel** (now 31) and **Emily** (now 29). They both still talk about the pool and the summer camp at Niguel Shores park!

I “retired” from my business career and raised our children from their early years through high school at Dana Hills. Over the years, I enjoyed working in or around where the kids were: I was the art teacher at St Catherine’s Catholic School from 2000-2006. I taught swim lessons at the Niguel Shores pool from 1999 to 2018. In addition, I started teaching Water Aerobics three days a week at the pool in

2007, and I’m still there one day a week on Friday mornings. I was also the head girls swim coach at Dana Hills HS from 2008 until 2018.



A while ago, I “retired” from those positions to work at **Essential Fitness**, where I am studio manager, nutrition coach, and trainer. My current job is the best of everything for me as I so fervently want to help people become the best version of themselves and to know they are capable of it.

I just love anything related to exercise and nutrition, and always have on hand some sort of book on eating healthy and the latest workout program.

I’ve run many races, from 5K to half marathons, and I am especially proud of finishing a Spartan Beast—a 13.1-mile course with 30 obstacles that require strength, skill, and determination. My scariest competition had to be the bodybuilding competition in 2018 (haha), but seriously it was! It was on my bucket list, so I did it!

I love to read and have MANY books, mostly non-fiction motivational on business, leadership, and anything I can use and share with everyone I encounter, especially our clients at the Essential Fitness studio. I run educational workshops monthly there in addition to the training. I guess it’s all training, isn’t it? Mental, emotional, physical, spiritual. I just can’t unsee the fact that when you are physically and mentally strong, not only do *you* benefit but the people in your life benefit too!

I’d say, what is true about me is that I love to laugh and help others laugh, too! Life should be fun and I want everyone to feel that every day. I believe that in order to grow we have to get uncomfortable and do things that are challenging. I try to do that every day!

What next? Well, I recently took a trip to New York with my daughter Emily, and that was the beginning of more travel for our family for sure!

—Cynthia Carlson

Wellness

“I know I can walk a little further. It’s no big deal, a little pain never stopped me before. Just keep going.”

These words floated through my inner narrative as I navigated the path that led downhill toward the ocean. This pain was in my “good” knee. The other knee, the left one and also a formerly “good” knee several years ago, now has a shiny, titanium replacement joint inside and is the best it’s ever been. Seriously! However, my right knee, which I would praise every day for its beautiful ability to bend and move me through all kinds of active and joyful motion, is now misbehaving.

I don’t recall exactly what I did, but this new pain was reminiscent of a torn meniscus in my left knee that was repaired and was great, until it wasn’t anymore. Arthritis reared its ugly head, ultimately leading to the aforementioned titanium left knee replacement.

Is that the path I’m headed down again with my good old buddy, my praiseworthy, flexible, GOOD knee? My upcoming visit to the doctor will reveal some answers and forward I’ll go, despite my deep and irrational desire for the problem to just correct itself so I can move on in this short, very quick life.

This mental scenario of surprise, denial, acknowledgement, and restraint is not unusual when dealing with painful situations, physical or otherwise. As I acknowledge the pain, I also want to restrain myself from expecting life to be pain free. Bodies hurt. At different times over the years I’ve had to stop and step back from a situation that would not go away and deal with it, recognizing that life is a combination of acknowledgement and restraint.



Life can sometimes be like a corn field. The farmer plants healthy, beautiful seeds, and the corn grows, much like a

healthy body. But, along with that healthy growth of beautiful green leaves reaching for the sun every day in the corn field come the weeds. The farmer acknowledges that this is part of the process and restrains from pulling the weeds out early, so as not to uproot the new, young corn stalks. The weeds and the corn grow together until the corn is sturdy enough to allow the farmer to pull those weeds out, leaving the corn to ripen.

Similar “weeds” in our own lives can get in the way of our forward progress when we’ve decided to make changes. The start of the New Year is typically when we all stop to take a closer look at how we live, especially how our choices impact our overall health. Changes (like moving more, eating healthier, staying hydrated, getting restorative sleep each night, and even hanging around like-minded people) make a positive difference.

As we pursue these daily habits of growing into healthier living, there will be weeds. Weeds that come in the form of ultra-processed convenience food, soda, sitting in front of any number of “screens” in our lives, sleepless nights, and family and friends who may try to derail our efforts to be as healthy as we can be. (Some folks just hate it when others want to improve and then actually do it!)

Let’s learn to live a healthy lifestyle with the “weeds” or the temptations, as they aren’t going away. Like the cornstalks in the field that grow tall and strong, let’s dig deep into the metaphorical soil that gives us strength to take on the challenges that change brings, despite the presence of those weeds of distraction, temptation and even pain. Which brings me back to the knee pain I feel as I rise from my chair at the computer. But you know what? I’m going to face it, take care of it, and thrive!

—Sharon Stewart

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

Serving Niguel Shores Since 1996



GENERAL CONTRACTING
LIC. #B512687

P.O. Box 38
San Clemente, CA 92674

Bruce Young
(949) 492-1409



Lantern Bay

**CARPETS
& DRAPES**
Since 1984

27128 Paseo Espada, Ste. 1501 San Juan Capistrano, CA 92675
lanternbaycarpets.com

CARPET WOOD FLOORING VINYL
AREA RUGS DRAPERIES
CA Lic. 787662

GENE DeCOLLIBUTUS
gene@Lanternbaycarpets.com

Business (949) 240-1545
Fax (949) 240-1167

NSCA is not responsible for any work done nor are we recommending any of the advertised companies

NEIGHBORHOOD ADS

Monthly Newly Furnished Niguel Shores Rental. Updated, very clean one story 4BR/2BA garden home w/ remodeled pool & spa, A/C, fireplace. 1870 sq.ft. New large driveway & 2 car garage. Call Amy (949) 677-4131 for photos & more info.

SEASONAL RENTAL—Furnished, single-story Villas home. Available June 1st. Two month minimum. Retired single/couple preferred. Pet considered. Call (949) 234-8445.

Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised.



Castaways
LANDSCAPING

COMPLETE MASONRY WORK

- Stamped Concrete
- Custom Water Features
- Retaining Walls
- All Brickwork-Flagstone

LANDSCAPING

- Clean-up
- Drains
- New Installation
- Sprinklers
- Soil Preparation
- Trees, Plants, Sod
- Low Voltage Lighting
- Wrought Iron Fences & Gates

949.303.9579
ORLANDO, FLORIDA - CASTAWAYSLANDSCAPING@YAHOO.COM

Adorable Dog Training
Loving, Customized, Private Training!

****Puppies, Adults & Senior Dogs****
Leash Aggression, Anxiety, Potty Training, Barking, Jumping, Socializing, Car, etc. All Behavioral Issues & Commands!

Call Today For A FREE Consultation

Janet Park, Dog Trainer
Ph: (949) 232-7479
12+ Years, Insured & Bonded

SC Carts
949.735.2969

southcountycarts.com



MICHAEL H. MASILOTTI

ARCHITECTS

9 4 9 4 9 7 3 5 2 0

We care for you like family.

When you and your loved ones need **the best in-home care**, trust your family to ours: **Canaan Home Care**. Serving Los Angeles, Orange, San Diego, and Riverside Counties.

- Personal Care • Homemaking • Companionship

 **Canaan Home Care**
949-234-0085 x1
www.canaanhomecare.com

DSS # 304700021 & 374700014

BOVEE ROOFING INC.
SHAWN BOVEE

All Types of Roofing:
Residential • Commercial
Repairs
Flat Roof Specialist

Family Owned & Operated
Bonded • Liability Insurance
Workman's Comp

OFFICE: 949.661.8985
CELL: 949.795.0254
Boveeroofing@gmail.com
LICENSE C39 553968

NSCA is not responsible for any work done nor are we recommending any of the advertised companies



Unhappy with your Stone, Tile or Grout's Appearance?

Resurface Your:

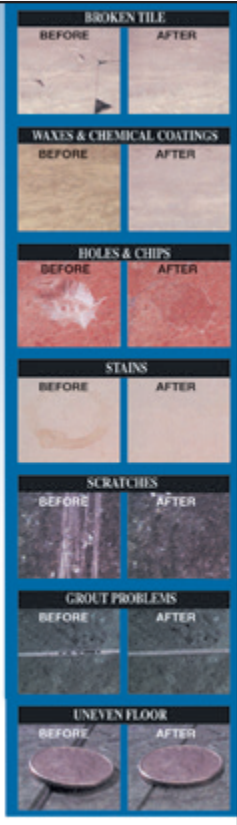
- Marble • Granite • Slate
- Terrazzo • Limestone
- Fireplaces • Floors
- Showers • Countertops

Residential & Commercial
 (949) 582-3277
 www.marblelife.com/orange

Let Marblelife Bring Your Stone Back to Life!

Restoration: Re-Polish • Chip & Crack Repair • Scratch & Stain Removal • Sanded Grout Restoration
 Maintenance: Polish • Seal • Education
 Maintenance Programs

"Restoring & Maintaining the Natural Beauty of Your Stone, Tile & Grout."



REPAIR • SALES • INSTALLATION



FAMILY OWNED SINCE 1972

We'll Treat You Like Family!

Visit Our Design Center:
 26941 Cabot Rd #122, Laguna Hills

Maintenance Included
 with Every Repair



(949) 495-0835



www.entry-systems.com • info@entry-systems.com
 License #916334

Top Dog Construction Corp.



Dave Bunevith
 President

949-295-1064
 dave@topdogconstructioncorp.com
 www.topdogconstructioncorp.com

New Construction
 Remodel
 Room Additions

License Number 898367



Roofing, Siding, Decking Waterproofing & Skylights

Marc Anenberg, Owner
 marc@pacificroofingsystems.com

P.O. Box 454
 Dana Point, CA 92629
 p 949.495.4200
 m 818-421-7753

NIGUEL SHUTTLE

Non-Stop Transportation Service

Guaranteed lowest prices
 (Prices for one or two Passengers)

J.W. \$75 • L.A.X. \$150 • San Diego \$150

Phone # (714) 747-4114

T.C.P # 9354 - P

MONARCH VETERINARY HOSPITAL



Merging Veterinary Excellence
 With Compassion
 Glenn S. Craft, DVM

31271 Niguel Road
 Laguna Niguel, CA 92677
 www.monarchvet.com
 949-443-1466



NSCA is not responsible for any work done nor are we recommending any of the advertised companies



MARKET UPDATE



A 2024 FORECAST

A Positive Outlook for the O.C. Housing Market in 2024



Robust Sales Activity:

Both Orange County and California are experiencing a faster pace in the housing market compared to previous years, with sales activity in California expected to increase significantly in 2024.



Low Inventory with Rising Prices:

The scarcity of homes in Orange County and persistent housing shortages across California have created competitive markets, with the potential for higher selling prices and a forecasted rise in median home prices statewide in 2024.



Improving Market Conditions:

The Expected Market Time in Orange County is relatively low, indicating a hot market, while California as a whole anticipates a more favorable market environment with an increase in home sales and available inventory in 2024.



Favorable Mortgage Rates:

Mortgage interest rates are expected to decline in California, enhancing affordability, while Orange County is already experiencing favorable rates around 6.75%, which is encouraging for buyers. Expect the Federal Reserve to loosen its monetary policy due to a softening economy, leading to a downward trend in mortgage rates throughout 2024.

Take Advantage of a Dynamic Market Today!

Whether you're looking to buy your dream home or sell at top dollar, the current trends present a unique window of opportunity.

Contact us now to start your journey with a trusted partner who can guide you through every step of the process. Let's make your real estate goals a reality in this thriving market!



Chris & Kathy Zoch

ZOCH
REAL ESTATE
GROUP

*Niguel Shores Residents
and
Local Experts*

Follow us: @ZOCHREALESTATEGROUP



**COLDWELL BANKER
REALTY**

949.547.1723

This information is deemed reliable but not guaranteed. This is not intended to solicit listed property. If your property is currently listed for sale with a broker, please disregard. Designed by Gum Design Co. © All rights reserved.

NSCA is not responsible for any work done nor are we recommending any of the advertised companies

BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

JUST SOLD by **CONNIE**
(REPRESENTING BUYER)



33781 CABRILLO ISLE

JUST SOLD by **CONNIE**

JUST SOLD by **CONNIE**



23502 SEAWARD ISLE

23822 CASSANDRA BAY

★ 2024 REAL ESTATE REPORT FOR NIGUEL SHORES ★

② HOMES CURRENTLY FOR SALE PRICED
FROM \$2,200,000 - \$11,995,000

② HOMES CURRENTLY IN ESCROW PRICED
FROM \$3,198,000 - \$6,500,000

★ (PER MULTIPLE LISTING SERVICE AS OF 1/18/24) ★

CONNIE MCKIBBAN · 949.280.3078

NIGUEL SHORES SPECIALIST

WWW.SELLINGHOMESALONGTHECOAST.COM ~ CONNIEMCKIBBAN@BHHSCAL.COM

#1 in Sales in Niguel Shores Since 1991 and Top 1% in Sales for Berkshire Hathaway California Properties

The #1 Agent in Sales for Berkshire Hathaway California Properties in Monarch Beach/ Dana Point

BERKSHIRE
HATHAWAY
HOMESERVICES

CALIFORNIA
PROPERTIES

DRE #00461898

HELP! I have buyers waiting for specific locations in Niguel Shores. Please call me if you are thinking about selling now or in the near future or for a private, confidential and complimentary Market Analysis outlining the current value of your home.



©2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation. Designed/Printed By One Step Services 1-888-587-5301. © Copyright, all rights reserved.

NSCA is not responsible for any work done nor are we recommending any of the advertised companies