

Seashore News



April 2024

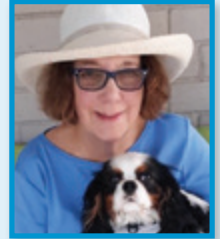
Published Monthly by Niguel Shores Community Association

Issue 604

MEET THE CANDIDATES FOR NIGUEL SHORES COMMUNITY ASSOCIATION

Board Of Directors

See Candidate Statements Pages 4-5



FROM THE HELM

Revetment—Well, as mentioned in previous Helm articles and, as many of you may have already seen, the revetment on Strands below Breakers Isle is underway. I jog on the beach most days and the County project team is making great progress. I've even had a chance to talk to some of the personnel involved. Great group of people! If you have spare time, it may be worth a visit down to the beach to watch the crew in action.

Street Maintenance—By the time you are reading this, the final phase of the street project will have been completed. 'Thank you' to the Management Staff and the Facilities Team for helping to coordinate this major effort. Occasionally, residents were re-routed, but by and large it was a seamless project and the 'inconvenience factor' was minimal.

Candidates for Board—As scheduled, there will be a **Meet the Candidates Night** on **Wednesday, April 17** at **6:00 p.m.** There will be three (3) open positions for the

Board. First, I want to personally thank all the candidates for considering running for the Board. Volunteerism is what makes Niguel Shores special. Please make the effort, if you are able, to venture down to the Community Center for the event. The meeting will also be hosted on Zoom. The Management staff will communicate that information.

This is not my last Helm article, as I'll have one remaining. However, I thought it important to call out the **Meet the Candidates Night** in the April edition as the key focus. Thank you for supporting the candidates!

Serving on the Board—Finally, my term as President of the Board of Directors concludes in May. To that note, it's been a complete honor to serve on the Board! Over the past two years I've had the chance as a Board member to serve as liaison to a few of the Committees within Niguel Shores. Thanks for the kind words many of you have expressed over those two years.

—Jim Cobb

Niguel Shores Women's Club

Fashion by the Sea

Thursday, April 11

12:00 Noon

Niguel Shores Clubhouse

Niguel Shores Garage Sale

Saturday, April 20

8 a.m. to Noon

Sea Terrace II Annual Meeting

Thursday, April 25

6 p.m.

North Manta Court

Cul De Sac

Refreshments served.

Bring a chair and comments or questions.

MARKET UPDATE: OUR REAL ESTATE MARKET REMAINS STRONG!



SOLD - 27 MARBELLA, MONARCH BEACH! SOLD FOR \$6,312,000 (\$1.8M OVER ASKING!)



SOLD - 23895 TARANTO BAY, NIGUEL SHORES! SOLD FOR \$2,100,000



IN ESCROW - 3266 TRUMBULL ST, SAN DIEGO! OFFERED AT \$3,495,000



IN ESCROW - 24 IMPERATRICE, MONARCH BEACH! OFFERED AT \$1,679,000



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GENERAL MANAGER REPORT

2024 Annual Meeting and Election Dates

Candidates for NSCA Board of Directors—Nominations for the annual election have been received and there are five (5) candidates running for three (3) open positions. The candidates running for these positions are: **Bob Berkery, Rick Palmer, Brian Porter, Doug Robinson, and Sandi Stauffer**. Join me in thanking these candidates for volunteering to run and serve on the Board of Directors. The candidate photos and bios are included in this newsletter for your review.

In addition to reading about each candidate, please plan on attending the **Meet the Candidates** forum scheduled for **Wednesday, April 17 at 6:00 p.m.** We will be holding this event in the **Clubhouse**, however, if you would like, you can observe this forum via **Zoom**. To obtain the Zoom link, email Matt Northrop at mnorthrop@niguelshores.org or call (949) 493-0122 x 4. This forum will provide you with an opportunity to hear about and ask questions of each candidate. An insert is included in this issue with a **Question Form** to provide you with the ability to submit questions in advance of the meeting. Complete this form and return it to the Management Office so your question can be

answered by each of the candidates, or email questions to me at mmiller@niguelshores.org.

Ballots and Meeting Date—The Annual Meeting Notice and Ballots will be mailed to all owners on approximately April 19. The **Annual Meeting** is scheduled for **Tuesday, May 21 at 6:00 p.m.**

Ballots may be returned by any of the following means:

- Return in the self-addressed, stamped, return envelope provided in the election material
- Hand deliver to Accurate Voting Services, 18 Technology Drive, Suite 142, Irvine, CA 92618
- Present in person at the annual meeting before the polls close at 6:00 p.m.
- Deliver your ballot at the Association office and put it in the locked Ballot Box at the front counter

The Inspectors of Election have been given the keys to the Ballot Box and will be the only persons allowed to open the box.

*From All the Staff at Niguel Shores:
Wishing each and every Niguel Shores resident a
Happy Spring. Enjoy every day to the fullest!*

—Marla Miller

MARCH 2024 BOARD ACTION SUMMARY

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited January 2024 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for February 21, 2024
- March 2024 Expense and Transfer (Actual)
- Updated Litigation Disclosure
- Transfer of \$200,000 from Ameriprise Operating Money Market to Pacific Western Account to Cover Expenses
- Amenities Grand Opening Costs
- Harvest Proposal #120551 Tree Removal Moonsail Drive
- Rock Solid Geotechnical Services Slope Survey Piezometer and Slope Inclinometer Monitoring

—Add an Emergency Item to the Agenda:

- Approve Auditor Representation
- Letter Needed to Prepare Audit

—Auditor Representation Letter to Prepare Audit

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (January)
- Recreational Amenity Update
- Legal Analysis
- Correspondence to the Board (Manta Court and Amundsen Bay)
- Board Discussion: Tennis Court Convert to Temporary Pickleball Court
- 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, APRIL 10, 2024, BEGINNING AT 6:00 P.M.**

Candidate Statements for 2024



BOB BERKERY — I would like to serve our community and continue to see it thrive. My wife Cora and I have lived in Niguel Shores for the last eight years, the prior sixteen years in Laguna Niguel. I grew up in Southern California and have lived here most of my life, short of a eight-year stay in Scottsdale, Arizona. Married thirty-two years, and the proud father of two puppies Winston and Max.

I am an experienced leader with a career as a senior manager/executive professional in the electronic service industry. I have the ability and experience to bring different viewpoints together to solve problems and create positive outcomes from conflict. With an MBA in Organizational Leadership and a successful business career, I come prepared to serve.

I will bring to the board a commonsense approach and collaborative style in working together in support of the Niguel Shores Homeowners and community based on mutual respect. Being a board member, I truly feel I can make a difference in our neighborhood and preserve this great community and all its amenities for years to come. I look forward to taking on new challenges with a positive mindset and solving challenges.

I serve as a mentor for American Corporate Partners, ACP. They partner with organizations and help to coach and mentor returning veterans as they enter the workforce. I find this very rewarding and satisfying—and am proud to give back.

Cora and I enjoy travel, golf, hiking and all things related to nature.



RICK PALMER — I have lived in Niguel Shores since February 1999. Since I retired in 2015, I have served on the Finance Committee and chaired the Committee for the past several years. During that time, I have learned a great deal about the operations of the Association. I love living in Niguel Shores and I want to preserve the wonderful sense of community that we have and continue to keep our quarterly association dues as low as possible.

I grew up in Glendale, CA and attended the University of Southern California where I earned both Bachelors and Masters Degrees in Business Administration. I am a

Certified Public Accountant (inactive and retired) in the State of California. I spent four years with Deloitte & Touche with clients primarily in the manufacturing and financial services industries. After serving as Vice President & Controller of a regional securities brokerage firm in Los Angeles, I became Vice President and Chief Financial Officer of the broker-dealer subsidiary of First Interstate Bank. After holding various financial and accounting positions with First Interstate, including Chief Financial Officer of the mortgage banking subsidiary, I was promoted to Senior Vice President when First Interstate consolidated its finance operations in Scottsdale, Arizona. After First Interstate sold to Wells Fargo, I moved to Orange County and became Senior Vice President and Chief Financial Officer of Western Financial Bank in Irvine. For the last seventeen years of my career, I was an executive at the Automobile of Southern California (AAA) serving in several senior management positions in Accounting, Finance and Audit before retiring in 2015. Among other things, my responsibilities included Accounting, Investments, Risk Management, Internal Audit, Financial and Managerial reporting and Budgeting & Financial Analysis. For the past 4 years, I have been consulting on a part-time basis primarily as an interim CFO and performing Sarbanes-Oxley related work for various clients through Blythe Global Advisors.



BRIAN PORTER — My wife, Nicole, and our family have been residents of Niguel Shore for almost 9 years and I am running for the board to be a voice for the newer residents while still being an ear for the legacy residents that have made this community so great.

I am the Executive Vice President of Client Relations at Ernest Packaging Solutions, a family-run company founded in 1946. With over 28 years of experience, I have played a key role in the company's growth from its humble beginnings in an LA garage with two employees to a thriving organization of 500 strong. My commitment is evident in the company's goal to solve any packaging problem or operational challenge while enjoying the process.

In addition to my role at Ernest Packaging Solutions, I have served as the Chairman of the Financial Review Committee at the City of Dana Point from March 2017 to March

These statements are from the candidates themselves, and not the Association. Neither the Association nor the Board of Directors is responsible or necessarily endorses any of the views expressed in these statements. Names are listed in alphabetical order by last name.

Candidate Statements for 2024

2019. I have also been a dedicated member of AFFLINK, a PFG Company, for 17 years.

My involvement in community service is noteworthy, having served as a Community Services Commissioner at the City of Mission Viejo from January 2011 to March 2015. I've expressed my commitment to giving back to the community in volunteering 5 years on the South Mission Viejo Little League board. Three of them as President of the League.

Furthermore, I had a starring role in the Plastic Paradise documentary, which streamed on Netflix from January 2013 to December 2013. My active participation and leadership roles in various organizations showcase my dedication to both professional success and community service.



DOUG ROBINSON – My primary reason for wanting to serve the neighborhood is watching our children grow up in the Shores, benefit and flourish from all that it has to offer, and wanting to serve and further those efforts for other families here or that will be here in the future.

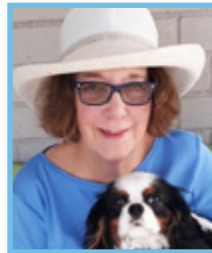
Growing up in a small town, I'm aware of the impact decisions a governing body can have on a community and will endeavor to be mindful of different people's views. The Shores is the first place I have lived since then where the importance of community and neighbors is valued and respected. There is a lot of value in a diversity of opinions, and over the course of 25 years of practicing law in and out of the courtroom I have come to appreciate the importance of a final opinion, but also the importance of building a consensus where possible. I appreciate the value of having settled rules, but also that common sense in applying those rules is sometimes preferable to a strict application.

I am excited about the developments surrounding the community center and what they afford people of all ages, including guests who may be fortunate to experience the Shores. We should be friendly and welcoming to all friends and guests of the Shores from the moment they turn onto Mariner Drive. I am also encouraged by the thoughtful redevelopment of the neighborhood, and having experienced a construction project first-hand I appreciate the thoughtful work and reasoning of the Board in its approval work and would like to further those efforts to enhance the

beauty of the Shores and the homeowner's property values where everyone benefits but feels respected and protected in the process.

I look forward to learning from the current and former members how to best serve the residents of the Shores and working hard to continue to make the Shores a great spot to put down roots.

Janet and I have a blended family of eight (3 sons, 3 daughters) not including Clover the Bernadoodle. I grew up in a small town in KS (Garnett, pop. 2000). Completed B.S. in Industrial Engineering degree at Kansas State before heading to law school at George Washington after a couple years in consulting. I have been a litigation trial attorney since 1998, mostly defending companies in automobile or construction accident matters. I lived in Kansas City (Go Chiefs!) for 10 years before moving to Newport Beach, Balboa Island, and eventually the Shores. We enjoy skiing, wine, and exploring Dana Point's growing restaurant scene, and spending time and traveling with our great friends in the Shores!



SANDI STAUFFER – I would like to serve on the Board of Directors so that I may be involved in improving our very special community while being financially responsible.

I was born in California but moved to the Pacific Northwest as a child where I lived until my retirement when I moved back here to southern California. I graduated from Washington State University with a degree in Communications. I spent 30 years in law enforcement, retiring as a Code Enforcement Officer.

Upon moving to Niguel Shores in 2020, I immediately became involved in the Women's Club and the Garden Club. I served as secretary and co-chair of the Women's Club Outside Activities Committee and am currently a member of the Women's Club Communications Committee. I served as co-chair for the Garden Club Seashore News Committee and currently serve as the Garden Club Co-President.

I love living in a community that is so welcoming. I believe there are ways we can make our community even more attractive and safer with little economic impact. If elected, I will work towards that goal.

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COMMITTEE REPORTS

COMMUNICATION COMMITTEE

News Delivery—Are you receiving your *Seashore News*? We have a team of volunteers who gather to insert the flyers, count out copies for your neighborhood, and deliver the news to you at the beginning of the month. Let us know if your issue goes missing. Remember, you can always pick up a copy in the office if needed. You can also view the entire issue online at niguelshores.org, all in color and with links to resources mentioned in the articles.

Whether you view our newsletter in print or online, we hope to keep you connected to all that is happening in our community.

New Residents—We like to welcome our new residents. There's a New Homeowner form on the website at niguelshores.org, and also a form in the Homeowner Packet you received when registering in the Office. Drop off the form in the Office and someone from the Communication Committee will be in touch.

Share Your Niguel Shores History—The Communication Committee hopes to create a history of Niguel Shores for our community website. If you have photos or memories of groups and activities from the past 50 years, please contact us. We will scan your items and return them to you. Call **Sandy Homicz** at (949) 218-6488 or send a message by email to seashorenews@hotmail.com.



Thanks to **Joan Beyer** for sharing her collection of Women's Golf memorabilia, and to **Susan Courtney** for her continuing research and reporting on the different home developments that make up the Shores.

—Communication Committee

RECREATION COMMITTEE

Happy April Niguel Shores! The NSCA Recreation Committee has lots of activities lined up for you!

Garage Sale—**Saturday, April 20, 8:00 a.m. to 12 noon.** Spring has officially sprung, and it's the perfect time to declutter! Join us for our annual Garage Sale. Find new treasures or part with those that no longer spark joy. Take this opportunity to give your beloved items a second life with someone new.

Sign up now in the NSCA office to participate. A donation truck from Lighthouse Thrift store will come by after 1:00 p.m. the day of the sale for leftover items. Donations are picked up at the driver's discretion.

Cinco de Mayo Fiesta—**Sunday, May 5, 5:30 to 7:30 p.m.** Hola neighbors! Spice up the spring with our Cinco

de Mayo party down at the Beach Bluff! Celebrate our community's diversity and friendship at a fiesta filled with music and delicious Mexican cuisine.

Tickets go on sale April 8 in the NSCA office. They are \$15 each, limited to the first 200. Your meal comes with three tacos, rice and beans with your choice of either chicken, carnitas or carne asada. Purchase individual tickets, or a table to seat your entire group.

Spring Market—**Saturday, May 18, 11:00 a.m. to 4:00 p.m.** Come celebrate the vibrant spirit of spring at our Spring Market. This is the perfect place to find unique, handmade items crafted by local artisans. Support your community and discover one-of-a-kind gifts, home décor, and more.

To sign up as a vendor, stop by the NSCA office and fill out an application. Vendor spots are \$20 each and sure to go quick, so don't delay!

Memorial Day BBQ – **Sunday, May 26, 5:00 to 8:00 p.m.** Join us as we honor and remember our heroes this Memorial Day with a beachside BBQ bash. It's an evening of gratitude, community, and family fun. The grills will be ready, so bring your own food to barbecue at the Beach Bluff and enjoy music as we make this Memorial Day memorable.

—Recreation Committee

RECREATION AMENITIES ENHANCEMENT PROJECT

YES! We are close to the finish line on the Recreation Amenities Enhancement Project.

The **Bocce Ball Courts** are ready for the final grass installation, and the **Sports Court tiles** and **basketball hoops** are scheduled to be finished early April.

Work is being done to install the **picnic shade area**, and the **new playground surface** will be poured early in April. The playground surface will take several days to install. Then the "curing" time is approximately five (5) days with no rain.

The Board-approved **new grass area** will be seeded in April, and will be closed for 90 days after completion. Please do not climb the protective fencing!

Thanks to all for their patience and support as completion is near and plans are being finalized for a celebration with date to be determined.

If you have questions related to the project, please email NSAmenties@gmail.com.

—Jeannie Sticher

CLUBS

WOMEN'S CLUB

Art and Philanthropy—The Women's Club welcomed **Mary and Dan Solomon** to their March 14 luncheon meeting. The Solomons, long time residents of Niguel Shores, shared their passions for collecting everything from books to photographs to art. Preservation of unique and valuable items, acquirement of knowledge and leaving a mark in the world are the motivating forces behind their many collections. The Solomons have allowed others to enjoy exposure to the arts with their donations of time, resources and collections to artists, museums and communities. They have donated to the Getty, the National Gallery of Art, and the International Center of Photography. The Solomons hope to inspire others to enrich the lives of others by sharing their passion for philanthropy.

A Word about Rick—Members may recall that last spring we were fortunate to have former Niguel Shores resident **Rick Erkeneff** speak to us regarding the South Coast Water District, where he served on the Board of Directors. Rick also chaired the Surfrider Foundation's



Mary and Dan Solomon (center) with V.P. Laurel Yocca and President Sharon Stewart



Outside Activity Breakfast on the San Clemente Pier

South Orange County Chapter, has devoted himself to hours of promoting responsible water management, and organized clean-ups at Doheny State Beach, San Clemente, Salt Creek, and Aliso Creek. We are sorry to report that recently Rick suffered a ruptured aneurysm which caused a major hemorrhage in the brain. He is now in a battle for his life. If you would like to support him and his family, donations can be made at [.gofundme.com/f/help-ricks-brain-surgery-recovery](https://www.gofundme.com/f/help-ricks-brain-surgery-recovery).

Upcoming Events—The Women's Club has two upcoming events that are member favorites: the **Fashion Show** and the **June Tea**. The annual Fashion Show will take place **April 11**. **Marnie Olia, Cathy Burgner**, and their **Fashion Show Committee** have lent their time and creativity into planning **Fashion by the Sea**. If you are lucky to have a reservation, come enjoy and wear your bright colors for this sunny event. The **June Tea**, chaired by **Carey Smith and Dianne Cahill** is planned for **June 13**. More news coming soon.

Our Volunteers—The members of the Women's Club appreciate the many volunteers that donate time and energy to the planning and execution of the club's activities and events. There are several open positions on the **Women's Club Board for 2024-25**. Please contact **Laurel Yocca** if you are interested in getting more involved. We are blessed to have a wonderful collection of ladies willing to serve our community and our club.

—Karey Palmer

Women's Club Outside Activity

EVENT: Create Your Own Flower Art!

Ceacy Thatcher, daughter of our longtime member **Ceacy Johns**, will demonstrate how to press or pound flowers to create beautiful wearable art, paper notecards, or other gifts just in time for Mother's Day!



DATE & TIME: Thursday, April 18 at 1:00 P.M.

WHERE: The picnic tables at the N.S. Bluff. Look for an email notification the week before, in case of a change.

COST: No charge.

MATERIALS: Participants need to provide their own supplies as follows: A hammer or mallet, a cutting board for pounding, LOTS of colorful flowers/leaves for yourself and to share (flat petals, like pansies, work particularly well), and anything you want to make into a work of art such as T-shirts, napkins, blank notecards, etc. (100% cotton or linen works best).

The first 20 to sign up will receive a large bandana to use for their first project after the demonstration!

Sign up with Jenny at 4jennyrose@gmail.com or Gunjan at tarlav@yahoo.com.

IN MEMORIAM

Kathy Hill

June 6, 1939 – February 21, 2024

A longtime Shores resident since 1985, Kathy was an active member of Women's Club, Water Aerobics, Page Turners, and Doshia Divas. She is remembered with love by her husband Fritz and children David Kennedy, Sarah Kline, and Polly Meyer.

CLUBS

MEN'S CLUB

The Men's Club's **March 5** meeting started in just the right way: a fine breakfast prepped and served by the gastronomically talented **Morris/Wolin Team**. Job well done, men.

After breakfast, **President Geoff Dunlevie** led the 30 or so assembled members in the Pledge of Allegiance. Then Geoff asked us to observe a moment of silence in behalf of member **Rick Erkeneff**, who recently suffered a brain aneurysm and is currently in intensive care. Our thoughts and prayers are with you, Rick.

Next Geoff advised the group that we received several applications for the Club's annual scholarship awards. The first official duty of the newly established **Scholarship Committee**, staffed by five Club member volunteers, will be to select the 2024 scholarship winners. Stay tuned for an announcement soon. Another task for the Scholarship Committee will be to review the results of the recent member survey of attitudes about the Club's long time Scholarship Program. Over 50 members responded to the survey questionnaire. The responses were generally supportive of the status quo, but a few changes and new ideas were voiced. It will be up to the Committee to consider these suggestions and to forward recommended changes to the Men's Club Board for approval.

Next up, Club VP **John Yocca**, introduced our guest speaker, Niguel Shores' resident **Sharon Stewart**. Ms Stewart grew up in San Clemente, attended San Diego State University, acquiring a degree in the Social Sciences. After graduation, Sharon decided her real vocation was and is in the healthcare field, so she acquired more education, becoming a Registered Nurse and a Certified Health Coach. Since then, RN Sharon has contributed in many ways and in many venues to the furtherance of our community's general health. One prominent contribution is her monthly **Wellness** column in this *Seashore News*. At our meeting, Sharon came equipped with slides and commentaries that quickly got down to the challenges of health management. Sharon made a convincing case that mindset is a most important element of good health.

At the **March 19** morning meeting we heard from **Sandy Barker**, founder and chairperson of the 501c3 **Gold Rush Cure Foundation**. Their **Pot of Gold** program is



March Speakers: Sharon Stewart, R.N. and Wellness Coach at the podium (left) and Sandy Barker of Gold Rush Cure Foundation (right) with V.P. John Yocca.

designed to bring a bit of joy and hope into the lives of children and families across the country dealing with childhood cancer. You can help by volunteering, donating and attending their events. Reach out to goldrushcure.org/contact/

New Meeting Schedule—This month, the Men's Club will meet on **April 2 and 16**, and we will inaugurate a **new monthly schedule**. Each month's **second meeting** will be held at **5:30 in the afternoon**, rather than only morning meetings. President Dunlevie describes it as "an evening mixer in an effort to include current and prospective members who cannot attend a meeting during business hours." Well said, Geoff.

Change is in the air. If you are not yet a member of the Niguel Shores Men's Club, come and be a part of an already worthy, and still evolving organization. We meet on the first Tuesday morning and the third Tuesday evening of each month. We always have a guest speaker of interest. Come check us out. Bring a friend.

—Tim Moore

GARDEN CLUB

It's been an especially busy time for the Garden Club! Our March speaker was **Cassie Jarold-Jones** of **Wildflower Florist**. Her demonstration of flower arranging was artful and interesting, and we raffled off her beautiful floral creations.

Interested club members also participated in a guided tour of **Casa Romantica** in San Clemente, followed by lunch at **Pier Side Restaurant and Bar**.



Cassie Jarold-Jones of Wildflower Florist.

CLUBS

On March 23, the Garden Club held its **Annual Plant Sale**. As our annual fundraiser, the plant sale was open to Niguel Shores residents and the outside public. Many thanks to all those who generously donated plants and garden items: **Dana Point Nursery, Plant Depot, Seaside Growers, Harvest, Costco, Trader Joe's** and our own club members.



Garden Club members prepare for the Annual Plant Sale.

This month, we will meet on **Monday, April 15**, from **11 a.m. to 12:30 p.m.** in the **Clubhouse**. The presentation will feature our 2023 Garden Club Scholarship recipient, **Linda Cessna**, who is studying Horticulture and Landscape Design at Saddleback College.

On **Monday, April 29**, the club will have an excursion to the **Garden of Launa Gould** in San Clemente. Launa is the Orange County CGCI district director and parliamentarian for the San Clemente Garden Club. We will tour her garden, have an opportunity to ask questions, enjoy some light refreshments, and even a surprise activity. Sign up at the April meeting for members wishing to join this outing.

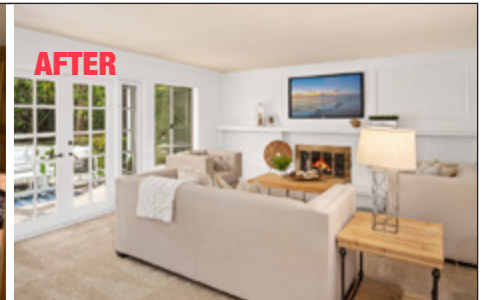
The Garden Club continues to **welcome new members**. Membership is open to all residents of Niguel Shores. You do

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 with any questions. We hope that you will join us.

—*Judi Palladino*

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Artists Among Us!



Ashley Keene

Previously we featured the work of several Dana Point artists whose utility boxes brighten the city. This month, we feature one of our own—**Ashley Keene**, daughter of Niguel Shores residents **Chris** and **Kathy Zoch**.

Ashley Keene’s **Arches Over the Ocean** decorates the corner of PCH and Niguel Road/Ritz Carlton Drive. It commemorates the historic arches still standing on the cliff above the Harbor. Many of Ashley’s other creations can be found throughout our area, such as her **Salty Afterglow** utility box in Capo Beach, a collage on a Dana Point shed repurposed as a music studio, a patriotic mural at Olamendi’s, her **Epiphany** elephant in Pines Park, banners for a series in Laguna Beach, and a mural at Prado West. She says, “I am always looking for an interesting canvas to work with.”

For the utility boxes, Ashley revealed that the process involves having a design approved by the City, then producing a digital version of the design, then having the digital version turned into a vinyl wrap that covers the box. With this method, the wrap can be removed to make repairs to the utility box, or replaced if the vinyl is damaged.

Ashley has lived in the area all her life and loves being part of the Dana Point community. As a **Dana Point Arts Ambassador**, she assists in bringing art and culture to the City through numerous events as well as the art corner of the **Dana Point Newsletter** and the **Dana Point Art Calendar**. Coming up, she says to watch for more public exhibitions and something new: a dolphin project!

You can find Ashley each Saturday at the **Dana Point Farmer’s Market** or view an amazing gallery of her paintings, murals, public art, and other works at her website shleeart.net. She is available for commissions as well as to paint custom murals, both residential and commercial.



“Epiphany” Elephant



“Arches Over the Ocean”



“Salty Afterglow”

ACCOLADES

Compliments to our Niguel Shores residents who work with **Gold Rush Cure Foundation** to provide gifts and support to children fighting cancer and their families nationwide.

The organization’s **Pot of Gold Program** gives customized gifts of \$500-600 to a child fighting cancer. Siblings are also included in the gifts, since cancer affects the entire family, and siblings should be acknowledged too. Our Shores resident **Sue McKeehan** had the pleasure of delivering the 1000th Pot of Gold to a very appreciative child and family, and **Laurel Yocca** was with her to deliver the 1200th.

On **April 20**, Gold Rush Cure Foundation will be holding their **9th Annual Celebrating Childhood Cancer Heroes Gala** at **Dove Canyon Golf Club**. Many of our



Heroes Gala (left) and Pot of Gold recipient (right)



Niguel Shores residents are helping to assure this will be a magical night celebrating childhood cancer heroes with gifts, music, dinner, and lots of good cheer.



1000th Pot of Gold Gift

Gold Rush Cure Foundation is a 501(c)3 organization based in Laguna Niguel under the direction of **Sandy Barker** and represented in 135 hospitals nationwide. They are 100% volunteer-run, so all proceeds go directly to their Pot of Gold Program. For Gala tickets or more information, see goldrushcure.org.

Kudos to our Niguel Shores volunteers and supporters of such a worthy program: **Sue and Burr McKeehan, Tracie Sullivan, Kathy Stuckmeyer, Bonnie Maxey, Elle Midkiff, Christine and Sarah McCauley, Laurel and John Yocca.**

GRIEN, GRIEN, GRIEN . . .



The *St. Paddy's Party* brought out the Irish in everyone. Our Recreation Committee provided lucky partygoers with corned beef sandwiches, desserts, and music for a fun event on March 17.



"May love and laughter light your days, and warm your heart and home, May good and faithful friends be yours wherever you may roam."



. . . AND MORE GREEN!



Garden Club members and local nursery donors filled the Clubhouse with beautiful greenery and florals at the *Garden Club Annual Plant Sale* last month, raising funds to support the club's activities, horticultural scholarship, and forestation and horticultural causes.



ACTIVITIES

BRIDGE

Have you ever taken a creative writing class or wanted to write a story? The process is like learning to play Bridge. Each individual has a creative ability and also a story to tell. As we learn the game of Bridge, we see the creative side, as explained in last month's article about passwords, and the story emerges from our bidding. The story continues as we learn more passwords (telling our partners what we have in our hand) and our partners rebid their hands using passwords (explaining what they have in theirs).

The beauty of Bridge is in the creativity of the players. There are 35 possible bids in Bridge from 1 Club up to 7 No Trump. It's a misunderstanding that Bridge is hard to learn. With a little practice you become more familiar with the rules and the possibilities. This game keeps your mind active and helps with memory as we grow older and strive to remember more clearly. I hope some of our readers will become interested enough to play this wonderful game. It never gets old, and you are never too old!

Our recent winners:

January 17: Betty French was first; Bill Imbriale followed for second; Lanny Barnard, our Utah Snow Bird, was third.

Feb 21: Bill Imbriale was high on the leaderboard and took first place; our Chicago Snow Bird John Shaw commandeered second; Hal Allen, who would rather be golfing, came in third.

Feb 28: Bill Halama, a Montana Snow Bird, took first; Patti Liebman secured second; Jim Pinola wrestled with me, but was triumphant for third.

March 6: John Shaw showed he had the strength to place first; our fearless leader, Betty French, came in second; Patti Liebman and Glenda Wilson tied for third.

March 13: Cherry Ramee, who lives up to her first name, placed first; in second was Lannie Barnard; closely followed by Bill Imbriale who slid into third.

Please remember to sign in for the following week and remember we now start at 10:30. If you are interested in playing, please call **Bob** or **Betty French** at (949) 312-2556 or visit us after the game on Wednesdays at 2:00 p.m.

—Mike Oliva

PAGE TURNERS

Our selection this month is Ann Napolitano's novel *Dear Edward*. I read this book when it first came out in 2020 and was the Barnes and Noble Book Club selection. In order to contribute to our book club discussion this month, I felt that I needed to read it again and am so glad that I did.



This is the story of a young man who is the sole survivor of a plane crash that took all members of his family along with a host of very interesting characters who also perished in the crash. The author alternates between background information about the passengers on the plane prior to the crash and what is going on in Edward's life after the crash.

In the words of the publisher: "Dear Edward is at once a transcendent coming of age story, a multidimensional portrait of an unforgettable cast of characters, and a breathtaking illustration of all the ways a broken heart learns to love again." We are sure to have wonderful discussions of this beautiful book.

Now that it is spring, we begin the process of selecting the books that we will read next "book club year" (September through June). Members of all three groups suggest books and, prior to our June joint meeting, we each vote for nine books. The titles with the largest number of votes are the nine we read. Each of the three book club groups has the same number to suggest and we usually finish up with about 21-24 books from which to select the nine.

If you are thinking of joining a book club, we would be happy to answer any questions. You can reach me at fozimec@cox.net.

—Frances Ozimec



HONOR YOUR GRADUATES



The Seashore News has an annual tradition of recognizing Niguel Shores graduates with a special announcement in the June issue.

If your household has a high school or college graduate that you would like us to recognize, please send their name, a photo, future plans, and any other activities you would like to share.

Send your information to: seashorenews@hotmail.com

We look forward to recognizing our 2024 graduates in the June issue of the *Seashore News*.

Deadline to submit is May 10, 2024.

MEET YOUR NEIGHBOR

Your neighbors, **Jason and Shilpa Colaco** and their three children, have lived in Niguel Shores for nine years and in Dana Point for nineteen years. Here are some highlights from our recent interview with Shilpa.

SEASHORE NEWS: You lived elsewhere in Dana Point before moving to Niguel Shores. How did you choose our community?

SHILPA: We were living next door in Monarch Beach. Our children were 7, 4 and 1 at the time and we were looking to move to a neighborhood with more of an active community. Our kids' best friends lived in the Shores, so we visited a lot. Our kids especially loved spending Halloween and the 4th of July here. We knew this would be an idyllic place to raise our family.

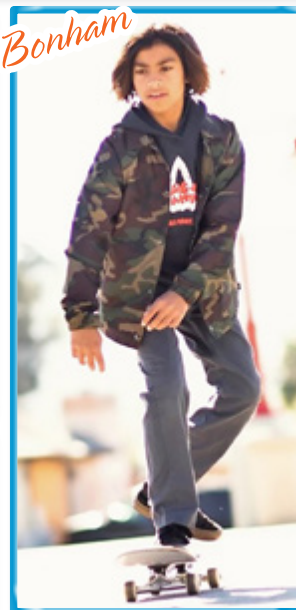
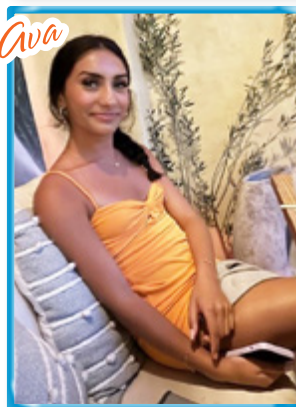
SEASHORE NEWS: What do you like most about living here?

SHILPA: What Jason and I love most about living in the Shores are the residents. We've made so many great friends over the years. The community has also allowed us to truly embrace the coastal lifestyle where we can spend time at the beach every single day.

SEASHORE NEWS: Tell us about your family.

SHILPA: We have two daughters, **Ava** and **Leela**, and a son, **Bonham**.

Ava is a hard-working junior at Dana Hills. Between school and working at Coastal Kitchen as a hostess, she also loves going to the gym and to the beach. If you are ever at Coastal Kitchen, stop and say "Hi." She'll try to score you a great table!



Bonham is an 8th grader at Van Damme Academy and is looking forward to joining his older sister at Dana next year. He is an avid competitive surfer and, when not in the ocean, he and his buddy Gianni Burdi have a bin cleaning business in the Shores. Give a call and they will make sure your bins are always smelling fresh and clean!

Leela, our youngest, is a 4th grader at Van Damme Academy and a competitive gymnast who also loves skateboarding, snowboarding and making slime!

Both Bonham and Leela also model. Last year they were in commercials for companies like Amazon, Nike, Ralph Lauren, Walmart, North Face and Barbie.

Last, but not least, we have our 7-year-old rescue dog, **Meg**, who enjoys her daily beach walks with Jason.

SEASHORE NEWS: How did you and Jason meet?

SHILPA: We met on a work-related Caribbean cruise 24 years ago. Jason's company, MicroStrategy, hosted the cruise and I was invited to join by my best friend, who also worked there. The rest is history!

SEASHORE NEWS: What else keeps you busy?

SHILPA: When not at work or school or enjoying our home in the Shores, we love to travel. Last year our family visited South Africa, London, Costa Rica, Canada, Mexico, and Hawaii. This summer we will be visiting Italy, Portugal, and hopefully Japan too.

As many neighbors already know, the Colacos are a very friendly and outgoing family. If you haven't met them yet, we hope this article serves as an introduction. Give a "hello" when you see them at the bluff, the beach, and our community events.

TENNIS

Court Use Discussion—At the last Niguel Shores Community Association meeting, March 13, the Board had a discussion item about utilizing Tennis Court #2 for an “overflow” Pickleball court. All residents were allowed to express their thoughts on this subject.



Tennis players and Pickleball players expressed their perspective opinions on the court usage. The Board members had discussions among themselves and asked questions related to the request.

The Board requested that representatives from each sport work with the Association Manager and Board member to work out a solution and submit this to the Board for review. Bob Hochstader and Chris Horpel from the Pickleball group and Mike Majdick and Don Baer from the Tennis group are to meet with a Board member and management to address the concerns of the Board and formulate a response.

Enjoy Our Community—Now that the southern California spring weather has arrived, we hope everyone will be out and about, whether playing a sport or taking a walk in our beautiful community.

Contact Us—Again, we encourage tennis players to contact us for recommendations or news you would like to include in this Tennis section of the newsletter. You can contact me, Don, at (949) 422-9140 or pacific92629@yahoo.com.

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

—Don and Penni

PICKLEBALL

The pickleball craze is alive and well in Niguel Shores. The sport has ushered in a major shift—sporting goods stores are now stocking up on pickleball equipment. Walmart has even tripled its shelf space for paddles, balls and other merchandise. Pickleball is seemingly everywhere.

However, with all this new growth comes a downside—**injuries!** Orthopedic surgeons now say they love pickleball—lots of new business!

To prevent injuries, here are some basic things all players can do.

Know Your Limits: Old injuries can flare up when playing pickleball. Understand your limits, even if it means losing a point here and there. Pushing so hard that you run into a fence or fall down is a serious injury waiting to happen. Pickleball should be fun—not painful!

Warm Up: You can prevent a lot of injuries by warming up with a hot shower or some light exercise. A quick warmup on the court helps too.

Stretch: Stretching your feet, legs, lower back, and shoulders gives you more flexibility which, in turn, helps prevent injury and makes your play more accurate (less wild).

Hydrate: Drink water before, during, and after play. Getting dehydrated can make your reaction time worse and hinder your thought process, which can lead to injury.

Wear the Right Shoes: The best shoes are court shoes that support your feet, legs, and back. Be sure to choose a pair in the right size that fits your arch type and has enough cushion.

Ice Your Aches and Pains: If you have aches and pains after playing, icing the affected area can help you recover faster.

Rest/Sleep: Resting gives your muscles time to recover so you can get back back out there and play another day.

—Chris Horpel

ATTENTION NIGUEL SHORES! — PROPOSED APARTMENT COMMUNITY ON NIGUEL ROAD

Proposed Apartment Complex—

On January 31, 2024 a revised preliminary application was submitted to the City of Dana Point for construction of **708 apartment units** at **Niguel Road and Mariner Drive** in the spot where the current Monarch Villas apartments are now located.

The proposed buildings would rise **45 to 90 feet high (4 to 8 stories)** with a rooftop amenity on the highest building. **This is nearly double the density and several stories taller than the developer originally presented when explaining the project to our community.**



Developer's illustration of the proposed 708 apartment units on Niguel Road at Mariner Drive.

The developer's revised preliminary application shows 108 of the 708 units are devoted to low/moderate income housing. California SB330 allows a developer with low income units to seek a density bonus, parking reductions, a development standard waiver for height relief, and possibly additional waivers, incentives and

concessions regardless of city zoning and other planning related ordinances.

Upon the developer's filing of a final application, the City will conduct an extensive **Environmental Impact Report**.

ATTENTION NIGUEL SHORES! *continued on page 15*

HOME SWEET HOME

NIGUEL SHORES BERKUS HOMES

As you come in from the Main Gate and turn an immediate two left turns you are in the Berkus homes, covering nine streets bordering on Niguel Road and Stonehill Drive. These 105 homes, often described as the “Brady Bunch Homes” for the many families who first purchased there, were built in 1972 on larger-than-standard lots.

Berkus homes are named for their designer and builder, Barry A. Berkus, who was known as a “planner and designer of custom homes that redefined living patterns in housing.” The sales brochure described the homes as a “gardener’s dream” based on the unique-sized lots that gave each house front, back and side yards. Originally called Sea Terrace Homes, the development later changed to Berkus Homes.

The Berkus neighborhood was designed to have a balanced mix of one-and-two-story detached houses. Buyers could choose from five plans. Three single story plans featured two and three bedrooms, two baths and a two-car garage. These 1,560 to 1,966 square foot homes were priced from \$52,900 to \$58,900. Two other plans offered two-story homes with three to four bedrooms and a three-car garage. These homes were priced from \$60,900 for a 1,996 square foot home to \$63,900 for a 2,223 square foot home. Added to the mortgage rate was a Community Association fee in 1972 of \$33.50 monthly.

Our area was unincorporated at the time and later voted to become part of the City of Dana Point, but the early sales brochure advertised many of the “luxury features” that came with your new home to “help make Laguna Niguel living easier and more fun for everyone.” Among these luxuries were the shag wall to wall carpet of the era, along with



laminated plastic counter tops in the kitchen, and cedar shingle or shake roofs. The developer specified that the homes be built to allow a wide space between homes to facilitate ocean views. The larger lots include ownership from the bottom of the slope to the top. Single-story homes could be enlarged with a second story as long as ocean views were kept.

The cul-de-sac streets led to tight knit neighborhoods, building life-long friendships. Several families still living there have known each other for decades and now welcome their children’s children. One owner can recall that their street had 22 children who grew up together riding their bikes down the then-dirt road to the beach, past where the Ritz Carlton is now located. They pedaled past a barn where Hobie was building surfboards, on their way to the sand. Mature trees on the property coupled with scattered lemon trees were there to climb, along with the slopes.

Today’s Berkus owners speak with pride about their unique homes with spaciousness, high ceilings and beautiful views, but most of all for their friendships that have endured over the years in their “Brady Bunch” homes.

—Susan Courtney

ATTENTION NIGUEL SHORES! *continued from page 14*

The scope of the EIR includes items such as Land Use, Aesthetics/Light and Glare, Tribal and Cultural resources, Geology/Soils, Hydrology/Water Quality, Hazards/Hazardous Materials, Transportation, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Population/Housing, Public Services/Recreation/Utilities, Cumulative Effects and Alternatives. **The public will be allowed to participate in discussion of the EIR and make their comments or objections known.**

Learn More, Become Involved—Members of our community and neighboring communities along Niguel Road have asked the developer and the City to explain this project and **make a new presentation** about their overall intentions, but there is no date set for this as yet.

Meanwhile, we encourage you to **inform yourself**. To see the plans and exterior renderings of the proposed apartments, you can visit the **developer’s website** at imaginembvillas.com. Their renderings show architecture similar to the high-rise apartments at Crown Valley and the 5 Freeway, or the constructions on PCH in Dana Point. In the **developer’s illustration** shown here, Buildings B1 and B2 are proposed to be 4 to 5 stories high, while Building A is proposed to be 8 stories high with an additional construction on the rooftop.

Dana Point Community Development Director Brenda Wisneski has established a **Web Page** where you can register to receive information and stay up-to-date about this project. See www.danapoint.org/departments/community-development/planning/sb330-preliminary-applications

Wellness – NAFLD

I have a friend. A lovely woman I met about ten years ago. She's a gifted photographer, an animal lover, a kind, funny, and empathetic person—a delight. In her mid-50's, a decade when her adult kids were getting married and starting their families, she experienced mild and intermittent upper right quadrant abdominal discomfort, some fatigue, and just not feeling well. It was as if she had no symptoms, really, as they were so vague and mild. They could've easily been confused with just being "run down" due to weeks of an overloaded work schedule, family demands, and other responsibilities. However, her doctor found that she had fatty liver disease. **Non-Alcoholic Fatty Liver Disease (NAFLD)** to be exact. Something unexpected that could be treated, but if ignored could accelerate over time to cirrhosis and liver failure.

NAFLD is on the rise around the world, especially in Western and Middle Eastern countries where obesity is increasing. NAFLD has a rate of occurrence in the world population of about 25%, with about 100 million US residents (including children) suffering from this increasingly common chronic liver condition. From there, some people will go on to develop **Non-Alcoholic Steatohepatitis (NASH)** which is more serious and is associated with fat accumulation and scarring in the liver which impacts the liver's ability to function properly. This can lead to cirrhosis and liver failure. It is also when, if one is a good



candidate, a liver transplant can be considered.

People who are overweight or obese, have Diabetes Type 2, or high levels of triglycerides and/or cholesterol are at a greater risk of developing NAFLD and should probably have their liver checked annually. Of course, one should discuss this directly with their primary physician or healthcare provider to determine if taking a closer look at liver function is warranted. If it's determined that the liver does show evidence of NAFLD, further discussion of whether or not one is drinking too much alcohol, taking certain medications, or may have another disease process going on should take place before a diagnosis of NAFLD is determined. If one's doctor is concerned about the possibility of NASH, a liver biopsy is likely the next step.

One of the most important steps one can take to treat NAFLD or NASH is to reach a healthy weight and sustain it over time by cutting calories, exercising at least five days a week, and avoiding alcohol.

As for my friend who has NAFLD, her liver is healthier as she has lost significant weight, enjoys daily walks, and has changed her eating habits by excluding the rich foods that our western culture promotes. Many people have NAFLD and are unaware of it too. So, take good care of yourself, talk to your doctor at your next visit if you're concerned, and know that the early stages can be turned around leaving you in better health than when you started this journey!

—Sharon Stewart

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

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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.

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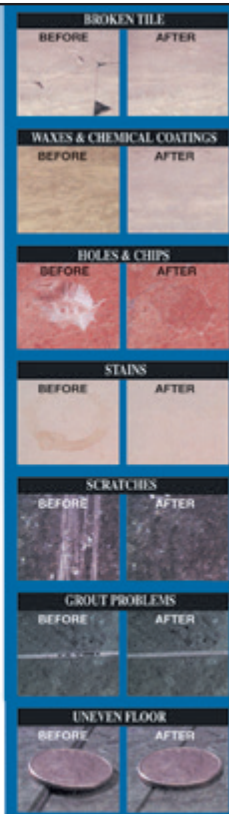
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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 53 homes, up 3%, and now sits at 1,992. It is the second-lowest mid-February reading since tracking began in 2004, only behind 2022. In February, 38% fewer homes came on the market compared to the 3-year average before COVID 1,178 less.



DEMAND

Demand, the number of pending sales over the prior month, increased by 79 pending sales in the past two weeks, up 6%, and now totals 1,476, the lowest end-of-February reading since tracking began. Last year, there were 1,505 pending sales, 2% more than today. The 3-year average before COVID (2017 to 2019) was 2,422, or 64% more.



EXPECTED MARKET TIME

With demand rising faster than the rise in supply, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, decreased from 42 to 40 days in the past couple of weeks. It was 44 days last year, similar to today. The 3-year average before COVID was 64 days, slower than today.



CLOSED SALES

There were 1,182 closed residential resales in January, up 4% compared to January 2023's 1,137. December marked a 10% drop compared to December 2023. The sales-to-list price ratio was 98.5% for all of Orange County. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.1%.



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