

Seashore News



June 2024

Published Monthly by Niguel Shores Community Association

Issue 606

FROM THE HELM

Welcome to our three newly elected NSCA Board members **Bob Berkery, Rick Palmer, and Brian Porter**. We sincerely thank retiring members **John Douglas, Rhonda Dunlevie** and **Jim Cobb** for their many hours of service to the community.

We also are anticipating the arrival of our new **General Manager, John Muller**, on June 10, and look forward to a successful year ahead.

—Mark Russell

JUNE EVENTS

New Amenities Celebration **GRAND OPENING CELEBRATION**

Everyone Invited!

Saturday, June 1—12:00 Noon to 2:00 p.m.

Music, Ice Cream, Contests, Giveaways!

See Page 9



Best Wishes to Our Dads

FATHER'S DAY

June 16



Congratulations to
OUR GRADUATES!

See Pages 10 and 11

Happy Retirement!
MARLA MILLER, GM

June 28 — See Page 3

Congratulations to the New NSCA Board!



Our 2024-2025 Board (left to right): **Bob Berkery, Pat O'Brien, Rick Palmer, Brian Porter, Mark Russell**

NSCA BOARD OF DIRECTORS 2024-25

President	Mark Russell
1st Vice President.....	Pat O'Brien
2nd Vice President.....	Brian Porter
Chief Financial Officer (CFO)	Bob Berkery
Secretary.....	Rick Palmer

BOARD LIAISON COMMITTEE POSITIONS

Architecture.....	Rick Palmer
Communication.....	Brian Porter
Finance	Bob Berkery
Human Resources	Bob Berkery
Landscape	Pat O'Brien
Maintenance.....	Rick Palmer
Recreation	Pat O'Brien
Rules.....	Brian Porter
Traffic and Safety	Pat O'Brien
View Preservation	Rick Palmer

INSPECTOR OF ELECTION REPORT NIGUEL SHORES COMMUNITY ASSOCIATION

May 21, 2024—Annual Meeting

There were 5 candidates running for 3 open seats.

Number of units:.....	960
Not eligible to vote:.....	0
Quorum needed:.....	480
Ballots cast:.....	529
Abstentions:	5
Quorum Only:.....	0

1. Bob Berkery	337
2. Rick Palmer	419
3. Brian Porter	268
4. Doug Robinson	250
5. Sandi Stauffer.....	170

Hello Summer



Dana Point Summer Concerts - Sundays At Sea Terrace Park!

- | | |
|---------|---|
| July 14 | 2:30 - 4:00 - Billy Nation (Billy Joel Tribute)
4:30 - 6:00 - Kenny Metcalf as Elton |
| July 21 | 2:30 - 4:00 - ABBA FAB
4:30 - 6:00 - Kalimba (Earth, Wind & Fire Tribute) |
| July 28 | 2:30 - 4:00 - Uptown Funk (Bruno Mars Tribute)
4:30 - 6:00 - Black Eyed Tease |
| Aug. 4 | 2:30 - 4:00 - Reflexx (80's hits)
4:30 - 6:00 - Saved by the 90's |
| Aug. 11 | 2:30 - 4:00 - Full Strength
4:30 - 6:00 - Tijuana Dogs |
| Aug. 18 | 2:30 - 4:00 - Common Sense
4:30 - 6:00 - The Aggrolites |

ENTER TO WIN

Text your name and address to:

949-444-1674 by July 10th

*A custom cooler bag

*Filled with all the picnic fixin's perfect for a concert afternoon!

*One winner each week for concerts only.

GOOD LUCK!!!

Local OC Summer Concerts - Thursdays At Salt Creek Beach!

- | | |
|---------|---|
| Aug. 15 | 6:00-8:00 - The FABBA Show – Bluff Park |
| Aug. 22 | 6:00-8:00 - Jimmy's Buffet – Bluff Park |

Movies In The Park - Fridays At A New Park Each Week!

- | | |
|---------|---|
| June 7 | 8:00 - Jumanji - Sea Canyon Park – 33093 Santiago Drive |
| June 14 | 8:00 - Barbie - Sunset Park – 34345 Calle Naranja |
| June 21 | 8:00 - Shrek - Sea Terrace Park – PCH & Niguel Rd |
| June 28 | 8:00 - Hook - Dana Woods Park – 24986 Danafir |



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949-444-1674

Kathy@KathySamuel.com

www.kathysamuel.com

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INTERNATIONAL



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

GENERAL MANAGER REPORT

Congratulations

Congratulations to the new 2024-2025 Board of Director members, **Bob Berkery, Rick Palmer and Brian Porter** who were elected to the Board by the community at the annual meeting held May 21, 2024. Thank you to all the candidates who volunteered to run for the Board this year (**Bob Berkery, Rick Palmer, Brian Porter, Doug Robinson, and Sandi Stauffer**) and all who participated in this electoral process. Also, a special thank you to **Jim Cobb, John Douglas and Rhonda Dunlevie** for their dedicated service to Niguel Shores.

Rules Committee Meetings and Updates: It is that time of year again when we begin looking into the rules and updating any that may need to be revised or merely reworded for clarity. The Rules Committee will be meeting beginning in June and will meet once per month until they have completed their review. Once they have completed the review, the suggested rules will go to legal and the Board. The suggested rules will then be mailed to the membership for their opportunity to review and comment. The membership will have 28 days to make comments or suggestions. All comments will then be provided to the Board of Directors along with the comments from the membership for final approval, generally done around December for a January 1 effective date.

Assessment Payments: Assessments are due the first day of the quarter or January 1, April 1, July 1, and October 1. These assessments are not late until the 30th of that same month so please remember to plan accordingly. If the 30th falls on a weekend and the payment does not get posted by the Association bank until the next business day, it will be considered late and will have a late charge applied. To prevent this from

happening it would be a good idea to schedule your payment several days before the 30th to avoid late fees. In addition, if you have payments set up to come out of your bank account remember that the bank must process a check, put it in the mail to the Association, then the Association bank processes the payment. Sometimes this takes a little longer, so allow for extra time to avoid any late fees.

I hope you all have a great start to your summer here in Niguel Shores! *Happy Father's Day from the Niguel Shores Staff!*

—Marla Miller

Congratulations and Happy Retirement!

On July 5th we say farewell to our General Manager for the past 11 years, Marla Miller.

Marla has been with Niguel Shores since 2013 and her hard work, dedication, fairness and kindness have made this Community a better place. Marla's days start at 4:30am with a morning workout, in the office by 7:00am and often here till 7:00pm. Never a complaint or frown and always positive about every situation. We sure will miss Marla but she will be enjoying her new freedom with travel, visiting her kids and grandkids and hopefully relaxing to the fullest.

Please join us in celebrating all she has done for this Community on **Friday, June 28 from 4:00-6:00 p.m. in the Clubhouse** and patio area along with some refreshments.

MAY 2024 BOARD ACTION SUMMARY

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited March 2024 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for April 10, 2024
- May 2024 Expense and Transfer (Actual)
- Recreation Committee New Member
- Finance Committee Member Resignation
- Lien Filing: APN 672-181-07 and APN 672-161-40
- Litigation Disclosure
- Ratify Approval of Audit Report to be Mailed to the Membership
- Ratify Approval of Transfer of \$400,000 from Pacific

Western to Ameriprise Operating Money Market

- Harvest Proposal #124733 Tree Removal Vista Grande
- Office Phone System
- Harvest Proposal #124891 Plant Trees Atlantic Garden Homes

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (March)
- Recreational Amenity Update
- Legal Analysis
- Manager's Report

CANCELLED:

- Appeal of AC Approval of Remodel – Marlinspike (Item pulled by requesting party prior to meeting)

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, JUNE 12, 2024, BEGINNING AT 6:00 P.M.**

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

Proud of Our Grads

Every year in June, the *Seashore News* recognizes our high school and college graduates. Take a look at the center pages of this issue and be proud of these young women and men who will lead us very capably into the future.

In Remembrance

The Communication Committee recently learned of the passing of one of our former members, **Kathryn Fitzmaurice**. Kathryn was a writer by profession and contributed to our “Meet Your Neighbor” columns. She was also a loyal distributor of the *Seashore News*. Kathryn will be missed by her loving family, Brian, Sam and Hugh and friends.

New Residents

If you are new to Niguel Shores, welcome! We encourage you to check the Niguel Shores Community Association

website at niguelshores.org for information on all that the Shores has to offer. There are many opportunities for involvement in clubs, sports, special interest activities, and NSCA-related business. Niguel Shores is a unique community run by our homeowners as volunteers who take a personal interest in what is best for the community.

Let Us Hear From You

Communication Committee members **Susan Courtney, Heather Harding, Mary Ellen Hofmann, Sandy Homicz, Michelle Ralph, Patti Staudenbaur, and Meg Wilson** work with our NSCA Board liaison and the NSCA management team to plan this newsletter and update the Niguel Shores website. We invite your news, suggestions, and comments. Send an email to seashorennews@hotmail.com or drop off a note in the office. A member of the committee will reply to you.

—Communication Committee



MAINTENANCE COMMITTEE

Summer's here and the time is right 🎵 Well, maybe not for “dancing in the street” as the song says, but I think we are all looking forward to the warmer weather and the longest days of the year. For an integral member of our Maintenance Staff, summer brings the sunset of a long and successful 20 years here at Niguel Shores. I am speaking about our **Facilities Manager George Cooley** who has decided to retire at the end of this month.

Interestingly, George was a farmer originally, growing up in Fresno working on and managing the family almond, fruit and citrus farm. He was a natural, having won a Statewide Pruning competition as a Future Farmer of America in High School. He graduated from California State University, Fresno and then received a doctorate at Palmer College of Chiropractic-West. He joined the Maintenance Team of NSCA on March 1, 2004 and was promoted to Facilities Manager a few years later. To say that George is mechanically inclined would be an understatement. He enjoys the challenge of researching and problem solving any issue.

George has two sisters and two brothers-in-law, plus numerous nieces and nephews that he is very close to and



George Cooley, Facilities Manager

has even sung at one of the weddings. His hobbies and interests are photography, bicycling, talk radio, technology gadgets, NFL football, and baseball (Go Angels!).

George's plans for retirement? Here are a few quotes: “In a nutshell, getting things taken care of that I could not have done before because of my commitment to my job at Niguel Shores. This includes bilateral knee replacement. Next will be to buy a small travel trailer and go traveling/camping throughout the US. I will have time to read the collection of books I have purchased and yet to read, and I'll learn to play the guitar that I purchased several years ago. Bottom line, I won't simply retire from Niguel Shores, but will have a lot of things to retire to.

I have greatly appreciated the opportunity to serve the Board of Directors, the Maintenance Committee, and the Association for the past 20+ years. It has been a couple decades of changes and challenges, so there has never been a dull or idle moment.”

George, the Maintenance Committee and our entire community greatly appreciate your over 20 years of service. We wish you all the best in what will be a well-deserved and hard-earned retirement. Thank you!

—Geoff Dunlevie

CLUBS

WOMEN'S CLUB

On **Thursday, June 13**, Women's Club invites members to celebrate the end of our 2023-2024 club year with the **June Tea**. Thank you to **Carey Smith** and **Dianne Cahill** and their amazing committee for the abundance of time and energy put forth to make this an event not to miss! Please watch for your email invitation, gather your finest **Kentucky Derby** hats, and remember to **RSVP** by noon on Monday, June 3. Seating is limited.

At our last meeting, we welcomed **Jonathan Zaidman**, the Engagement Director of the **Ecology Center** in San Juan Capistrano. The Ecology Center is a 28-acre Regenerative Organic Certified™ farm and education center that is at the forefront of southern California's ecological movement. The center strives to form more direct connections between people and their food. There are many ways to enjoy the



Club officers welcome speakers from The Ecology Center.



Members create fabric art at the monthly social event.

offerings of the Ecology Center, whether shopping at the Farm Stand, dining at the Campesino Cafe or Community Table, or ordering CSA boxes containing fresh produce. For more information, visit theecologycenter.org. Thank you to Vice-Presidents **Laurel Yocca** and **Carole Daly** for securing an engaging and diverse line up of speakers for meetings this year.

Instagram—The Women's Club is on Instagram, thanks to **Leslie Moore** and **Suzette Rhorer**. Members, please join "shoreswomensclub" on Instagram to see photos of past

Women's Club June Event

EVENT: KENTUCKY DERBY TEA

WHEN: Thursday, June 13—Doors Open at 11:45 A.M.

WHERE: Clubhouse



GIDDY UP to WIN, PLACE or SHOW!



GET YOUR RACE HAT READY AND RESERVE YOUR SPOT AT THE DERBY!

Watch for your Women's Club Email Invitation.

RSVP: as soon as you receive it. Seats are limited to the first 80 member replies. \$5 entry at the door

ARE YOU FEELING LUCKY? LOTS OF PRIZES!

Bring your pocketbook. You can't win, if you don't play!



TICKETS:

1 for \$1, 6 for \$5, 13 for \$10, 27 for \$20



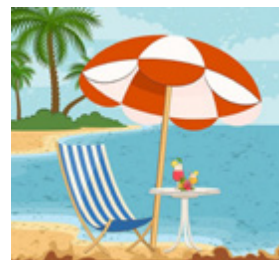
Remember: Watch for your invitation from NiguelShoresWomensClub@outlook.com and **RSVP** to reserve your seat at the Derby!

Women's Club Social Activity

EVENT: JUNE SOCIAL AT THE BLUFF

DATE & TIME: THURSDAY, JUNE 13 AT 5:00 P.M.

Come join all the members of the Niguel Shores Women's Club for the last of our Monthly Social Activities for the 2023-2024 year and celebrate the start of our summer break and vacations!



SPECIAL INFORMATION: Bring your spouse or guest, an appetizer to share, and your own beverages. A lawn chair might be a good idea because we usually have a large number attending this popular annual event.

CLUBS

events and upcoming announcements. Visit https://www.instagram.com/shoreswomensclub?igsh=OGQ5ZDc2ODk2ZA%3D%3D&utm_source=qr

Bakers and Helpers Needed!—On the 4th of July, the Women's Club once again will be sponsoring a Bake Sale and the very popular Cake Walk. Check out the announcement in this issue for information on how you can help and—of course—your donations of baked goods are greatly appreciated. There will be signup sheets at the June Tea to volunteer and/or bring baked goods for the event.

—Karey Palmer

MEN'S CLUB

A Tribute

Recalling the memories and good feelings that filled Mother's Day last month on May 12, the Men's Club salutes all the Shores moms out there. You ladies are our sunshine.

Recap

The month of May was fully loaded with club business and interesting guest speakers. Did I mention a hot breakfast? Well, that too. At our first May meeting, it was French Toast Casserole and all the trimmings. Great way to start the day. Then we got down to business, discussing the success of our first evening meeting, our bocce ball tournament, and the need to reschedule the second May meeting to morning because of the evening NSCA Annual Meeting and Board Election. No problem. We are flexible.

Men's Club Scholarship Awards



Congratulations to graduating seniors
Lily Collins, Deacon Hill,
and Paige Scheer

...who each received a \$1000 Scholarship from the Niguel Shores Men's Club. The awards were presented at the Dana Hills High Senior Awards Ceremony in April. The Men's Club has a long history of awarding scholarships to deserving high school seniors each year, and raises funds for these scholarships through events such as their upcoming **4th of July Pancake Breakfast**. Best wishes to this year's winners!

Next up, Pancake Breakfast Committee Chair **Tim Williams** addressed the group to promote the volunteer spirit for the upcoming July 4th event. Tim distributed a signup sheet and announced a Team meeting. Then **Gary Wilson** stepped up to announce the grand opening of the new Shores recreation area on June 1 with music and refreshments provided. Bring the wife and kids!

Our speaker was Shores' **Julie Riffe** of **RIFFE International**, a designer and supplier of underwater gear, everything from goggles, wet suits, and fins to spear guns. Julie told us RIFFE is dedicated to selective, sustainable spearfishing, and RIFFE's equipment is designed for the silent hunter. Wow. Accompanying Julie was **Eric Martin**, operator of the **Lost Winds Dive Shop** with stores in San Clemente and Dana Point. The interplay with Julie, Eric, and the audience indicates that many of our club members are active or retired deep sea explorers.

Our May 21 meeting was privileged to hear from **Walt Crampton**, a highly regarded civil engineer, speaking about the ongoing revetment project below Breakers Isle. Walt has managed numerous coastal and hydraulic projects, ranging from major flood control facilities to shoreline protection structures, including stone revetments. Walt specializes in the geotechnical aspects of coastal engineering and has considerable experience in landslide and coastal bluff stabilization. All present benefitted from Walt's insightful commentary on this critical and ongoing project.

Scholarship Winners

Here's a special shout-out to **Paige Scheer**, **Lily Collins**, and **Deacon Hill**, this year's recipients of the Men's Club's \$1000 scholarships. Well done y'all. Hope you three will be our guests for breakfast soon to meet everyone.

Looking Forward

I assure you that the Niguel Shores Men's Club June meetings will be just as interesting and enjoyable as those described above. Come join us. The more the merrier.

—Tim Moore

GARDEN CLUB

Our Garden Club meeting in May featured a presentation by **Adam Armit**, CSO from **Harvest** and a Master Gardener. His presentation focused on small space and container gardening.

All members are welcome to attend the **Orange County District Meeting** at Sherman Gardens on **June 10**. Contact **Sandi** or **Janice** if interested in attending.



Members visit Launa Gould's San Clemente Garden

Monday, June 17, at 11 a.m., is our members-only **Annual Garden Club Meeting** at the **Bluff** when we celebrate with fellow gardeners another season of learning, working together, and nurturing our earth. New officers and committee chairpersons will be introduced and installed.

This year's **Garden Club Scholarship** recipient, **Christine Villa**, a student at Saddleback College studying sustainable horticulture and landscape design, will also be in attendance.

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.

—Judi Palladino

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

BEFORE



AFTER



💡 **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**



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ACTIVITIES

BRIDGE

Doubling

We have all been on double dates with our friends, or we've played Doubles in Tennis. In Bridge we use "Double" when we feel we can stop our opponents from making their bid, thereby increasing our score.

"Beware!" I say this because if you double your opponent's bid and they make their bid, then this usually propels them into game. If they make an overtrick, their reward is an additional 100 points per trick if they are not vulnerable, and 200 points per trick if they are vulnerable.

Yes, it is risky, but there are rewards for the doubler. If the opponents go down one and they are not vulnerable, the doubler gets 100 points, and if the opponents are vulnerable they get 200 points. If the opponents go down two, it awards the doubler 500 points.

So when do we double? A takeout double is made by the doubler on most hands with 16+ points regardless of distribution. An example would be if the opposition bids 4 diamonds and the opponent is holding the A,K,Q,J of diamonds it is obvious this contract would not be reached. Doubling should only be used when it is obvious to the doubler that his hand, alone, can stop their opponents.

Recent Winners

4/17: 1st place was Jim Pinola, a very good player who often places 1st, 2nd, or 3rd; Frank Feher was 2nd; followed in 3rd by one of our newer players, Stuart Monroe.

4/24: Elizabeth Miller trumped into 1st; pickleball player Maria Girard came in 2nd; and Terry Liebman started his new climb in 3rd.

5/1: Our Snowbird from Arizona Jane Olson barreled into 1st; Terry Liebman made a valiant effort and came in 2nd; our beloved leader Betty French came in 3rd.

5/8: Dorothy Garcia, our fabulous almost-102-year-old came in 1st; followed closely by Patty Hollis for 2nd; and notice that Terry Liebman came in 3rd and has placed in the last 3 races.

5/15: The husband of our fearless leader Betty French, aka Bob, secured 1st; our sometime absent player Bill Imbriale came in 2nd; and Jim Pinola came in 3rd.

Join Us

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

—Mike Oliva

PAGE TURNERS

This month, members of Page Turners Book Club are reading *The Only Woman in the Room*, a fictionalized biography of Hedy Lamarr, written by Marie Benedict.



This *New York Times* and *USA Today* best-seller illuminates a historical figure whose talents and achievements have largely been overlooked. Hedy Lamarr, a strikingly beautiful young actress in pre-WWII Austria, caught the eye of a smitten Austrian arms dealer, her future husband. Thought to be merely a gorgeous accoutrement to a wealthy man, her intellectual powers were totally underestimated.

Overhearing the Third Reich's plans while in the company of her husband, she grasped the danger facing her beloved Austria—and the free world. Then came the unexpected. Lamarr conceived an idea that might hamstring the Nazis, provided she could convince the right people.

This powerful novel honors the incredible true story of an intriguing individual who escaped war-torn Europe, became a legendary Hollywood star, and developed a groundbreaking invention that revolutionized modern communication.

Looking ahead to our 2024-2025 club year, members are in the process of submitting book suggestions for the upcoming season. After a tabulation of member votes, nine winners will be selected and announced in the next edition of *Seashore News*. Happy reading!

—Bonnie Myers

DANA POINT THIS MONTH

2024 SUMMER TROLLEY SCHEDULE

Monday through Thursday:

12 noon - 9 p.m.

Friday: 12 noon - 10 p.m.

Saturday: 10 a.m. - 10 p.m.

Sunday: 11 a.m. - 8 p.m.

Holidays (7/4, 9/2): 10 a.m. - 8:30 p.m.

Trolleys arrive at stops every 15 minutes.

Visit dptrolley.com for route information.



GENERAL PLAN UPDATE

COMMUNITY OPEN HOUSE

Wednesday, June 5

6:00 p.m.

Dana Point Community Center,

34052 Del Obispo

Learn more about potential to expand land use options and bicycle and pedestrian improvements.

For more information about the Dana Point General Plan, visit

www.plandanapoint.com.

MOVIES IN THE PARK

Fridays at 8 p.m.

June 7: *Jumanji* - Sea Canyon Park

June 14: *Barbie* - Sunset Park

June 21: *Shrek* - Sea Terrace Park

June 28: *Hook* - Dana Woods Park

SHAKESBEER FESTIVAL

Beer Garden, Vendors, and Shakespeare's *The Tempest*

June 29-30

Sea Terrace Park



NIGUEL SHORES COMMUNITY PARK TRANSFORMATION

2023



Please come out to our

GRAND OPENING CELEBRATION

Saturday, June 1 – Noon-2:00 p.m.

***Music, Ice Cream, Contests,
Giveaways and More!***

The ideas for upgrading our recreation amenities began to take shape at our first community workshop in January 2020. One of the key concepts was to provide something for all ages and interests and we hope you agree we have accomplished that with our beautiful new Community Park!

The project team and two Boards overcame many challenges along the way, including a pandemic, supply chain disruptions, runaway inflation, construction labor shortages, and even record rainfall. Nevertheless, the team never gave up and today we celebrate the grand opening of the new Niguel Shores Community Park.

Key features include:

- 2 basketball courts with regulation markings and professional, adjustable backboards
- Volleyball court with removable netting
- Shuffleboard court
- 2 Bocce Ball courts
- Shaded Picnic Area and numerous public seating facilities
- Expanded Playground with equipment for older children
- Poured in Place Rubber Surfacing in Playground
- Expanded and shaded seating area for Pickleball rotation teams
- Shaded canopies for Tennis bench seating
- New user-friendly Tennis Court reservation system
- New Ping Pong table and bench seating
- Complete total turf restoration, landscaping and sidewalk repairs

June 2024



Congratulations! *Class of* **2024**

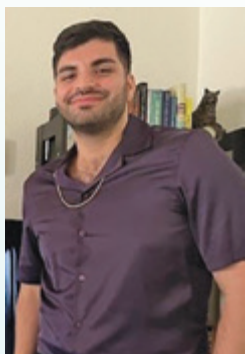
James Fermelia, son of Stephanie and Tony Fermelia, has graduated from the University of California Berkeley with a degree in Molecular and Environmental Biology. While at Berkeley, James was a member of the fraternity Kappa Alpha Order, serving as Social Chair and Vice President. James was involved with Cal



Hiking and Outdoor Society (CHAOS) as a Gear Officer. James also worked as an EMT for an ambulance company and volunteered for Rock Medicine providing medical intervention at local concert venues and volunteered on campus with the Berkeley Health Worker Program. During his Junior year, James was selected for a Berkeley Study

Abroad program at Gump Station in Mo'orea, French Polynesia, where he studied Sustainable Biology. Following graduation, James will be working for OCLG as a Lifeguard Supervisor. Then, in the fall, James will complete a few prerequisites for Graduate School and plans to work in a local Emergency Room and participate in the Health Scholars Volunteer Program. Congratulations James, and Go Bears!

Nico Seidita graduates this year with a Master's Degree in Writing and Publishing from Emerson College in Boston. He hopes to pursue a career writing popular fiction. Nico grew up in New York and earned his undergraduate degree at Pace University in Manhattan. He is currently living in Los Angeles while working freelance for a number of publishing companies. Nico's parents, Staci and William Seidita, are new residents in Niguel Shores. Congratulations Nico, and very best wishes as you pursue your career in writing and publishing.



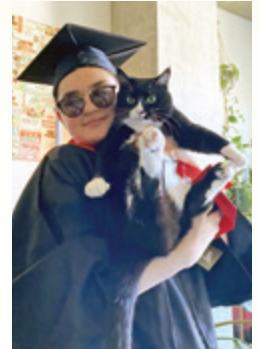
Maddy Palmer is graduating Magna Cum Laude from San Diego State University with a degree in Hospitality and Event Planning and will begin working as a Program Coordinator at Modern Meetings, Inc. Maddy was a member of Alpha Chi Omega Sorority, where she served as Philanthropy Chair. Like her brother Sean, Maddy enjoys travel and



will spend a month traveling through Europe after graduation. Maddy is the daughter of Karey and Todd Palmer. Congratulations to the Palmer Family, and we wish Maddy much success as she begins her career.

Lindley Kate McKenzie, daughter of Lisa and Dan McKenzie, is fourth generation to live at her address in Niguel Shores. We are proud to announce she will graduate from Seattle University Honors College on June 9. She is a double major in Psychology and Women's Studies. After graduation

Lindley will start her Master's in Couples and Family Therapy, continuing at Seattle University. In addition to her studies, she has volunteered weekly at a Suicide Prevention hotline in Seattle this year. Lindley Kate hopes to improve the mental health of her future patients, especially children who are Autistic or have ADHD.



Matthew Rosenthal, son of Kathleen and John Rosenthal, has graduated with honors from the University of Chicago with a BA in Business Economics

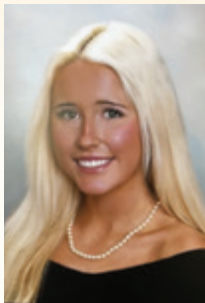


and a minor in Statistics. He is a 2020 alumnus of St. Margaret's Episcopal School in San Juan Capistrano. At the University of Chicago, Matthew was involved in the Alpha Kappa Psi business

fraternity and UChicago's marketing/consulting club, The Mark. During his college summers, Matthew interned at Pfizer and Protiviti in New York City and Milliman in San Diego. Matthew will be moving to New York City this summer to begin working as a consultant for Protiviti.

College

Lily Collins, daughter of Patty and Michael Collins, graduated from Dana Hills High School on May 30. She will be attending Long Beach State University as a Communications Major with the hopes of ultimately pursuing nursing. Lily is also finishing six years with the National Charity League Capistrano Coast Chapter. She has been a Varsity Water Polo player and swimmer at Dana Hills, and she currently works



for the city of Laguna Beach as an Ocean Lifeguard. Lily and her parents, Patty and Michael Collins, have lived in Niguel Shores since 2021. For her school and community involvement, Lily has been awarded a \$1000 scholarship from the Niguel Shores Men's Club.

Grace Fermelia, daughter of Stephanie and Tony Fermelia, graduated from Dana Hills High School in the Valedictorian group on May 30, 2024. Grace was a member of the Water Polo and Swim and Dive team at Dana. She participated in the Health and Medical Occupations Magnet and Associated Student Union, Pod



Productions as well as Robotics, CSF, National Honor Society and various STEM volunteer programs. She was selected to participate in Rotary Youth Leader Awards, and was awarded a local Rotary Scholarship. Grace volunteered as a Lifeguard Assistant for OCLG before being hired in a full-time paid position at age 16. She plans to attend University of Colorado Boulder where she earned a partial scholarship and will study Mechanical Engineering. Congratulations to Grace and the class of 2024. Go Dana!



Sean Palmer is graduating with honors as Valedictorian from Tesoro High School this year. Sean will attend the University of San Diego in the fall, majoring in Business. While at Tesoro, Sean was a member of the Varsity Surf Team and the Madrigal Advanced Choir. Sean has worked as an Ocean Lifeguard for the City of Laguna Beach and Jack's Surf Shop. He plans to travel to Nicaragua this summer prior to starting USD. Sean and his parents, Karey and Todd Palmer, have been full time residents of Niguel Shores since 2021. Congratulations to Sean and safe travels as you prepare for your next adventure.

Christian Jergensen has graduated from Dana Hills High School, maintaining a 4.0 GPA while also lettering in Varsity Volleyball, Water Polo, and Golf, being named MVP in two of those sports. He has earned the level of Eagle Scout and served as co-president of the Just Serve Club on campus that



organizes service events in the community. His grant application helped fund a service event for Global Youth Service Day for over 350 youth volunteers last year. Christian will attend Brigham Young University this summer before he leaves for a two-year mission in Bangkok, Thailand, after which he plans to return to BYU and finish his degree in Business. He enjoys playing the piano, surfing, being outdoors, spending time with friends and playing volleyball. His parents, Liz and Jeremy Jergensen, along with his younger siblings Elyse, Jackson, and Austin are so proud of Christian and will miss him, but wish him all the best next year!

Jack Justus, son of Joy and David Justus, is graduating from St. Margaret's Episcopal High School. He will be attending Boston University in the fall, pursuing dual degrees including a bachelor of science in computer engineering and a bachelor of fine arts in lighting design. Jack led a busy high school career as captain of the Robotics

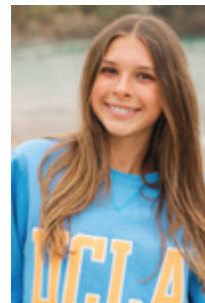


Team, leading them to a first-time national competition. Jack is on staff at Saddleback Church as a lighting technician where he designs and programs many weekend and holiday services. Jack was nominated by the *Orange County Register* for artist of the year for his technical theater talents.

Lucas Patton has graduated from San Juan Hills High School with honors. He participated in junior and senior varsity football, performing arts orchestra, marching band, track, and club soccer. He will attend Chapman University, the School of Film and Media, where he was awarded an academic scholarship. Lucas previously resided in Chile and attended Oxford Academy there. He will travel with a school group to Japan immediately after graduation. Lucas is the son of Cathy and Michael Patton of Laguna Niguel and the grandson of Carla Perin of Niguel Shores.



Paige Scheer graduated from Dana Hills High School and will attend UCLA in the fall majoring in Biology, Pre-Med. At Dana Hills, Paige was in the Health and Medical Occupation Academy, participated in many volunteer clubs, and was on the Varsity Cross Country and Track teams where they were XC CIF SS Champs two years in a row. This year she is league champ for



the 800m for the second time. When she isn't at school or scooping ice cream at Baskin Robbins, she loves going to the beach with her friends, skiing, and any other outdoor adventure she can find. Paige is the daughter of Niguel Shores residents Katherine and Scott Scheer. When Paige was younger, she enjoyed Junior Guards at Strands Beach and activities in the Shores like Camp Hobbledohy, building the haunted maze with her dad for the annual Halloween Party, and running lucrative side hustles on our streets selling lemonade, art, and car washes. She thanks all our generous neighbors for their kindness on these ventures. For her school and community involvement, Paige Scheer has been awarded a \$1000 scholarship from the Niguel Shores Men's Club.

High School

Artists Among Us

Bardene and Hal Allen, longtime Niguel Shores residents, have filled their home with Bardene's award-winning artwork plus unusual pieces from their travels around the world. They are enjoying retirement now, but met long ago when Hal taught history and coached at Laguna Beach High, where Bardene taught art. Shown here are a few of Bardene's paintings along with her redwood wood carving and unique clay sculptures.





GET READY FOR THE 4TH OF JULY!

Get Ready for Our Fabulous July 4th Celebration!

Display your U.S.A. flags and decorate your carts, bikes, and wagons! It's almost time for our annual 4th of July Celebration!

Plan ahead to enjoy the Men's Club Pancake Breakfast, the Golf Cart Decorating Contest, our patriotic Flag Raising, the neighborhood Grand Parade led by Dana Point Engine Company 30, the Women's Club Bake Sale and popular Cake Walk!

NEW THIS YEAR: CHEF'S TASTING SPOON FOOD TRUCK will be here from 10:30 a.m. to 1:30 p.m. in the Clubhouse parking lot and 4 to 7 p.m. at our beach bluff parking lot with beverages, gourmet hot dogs at lunch time, and a variety of selections at dinner time for residents and guests who wish to purchase food and drinks. The barbecue trailer will have hot coals ready at the bluff by 5 p.m. for those who would rather do it themselves.

This year we will forego games and relays in the park, since the newly-seeded grass will need time to fill in. But the brand new bocce courts, shuffleboard court and basketball half-courts are ready for action! See you all there in your red, white, and blue!

—Nancy Tinnes

Less than a Month Away!



MEN'S CLUB ANNUAL PANCAKE BREAKFAST

Thursday, July 4
8:30 to 10:30 a.m.

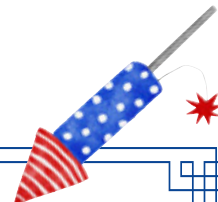
Niguel Shores Clubhouse

- To guarantee a seating time, purchase tickets in advance
- at pancakes.niguelshoresmen-sclub.org or use the QR code here.
- Tickets purchased online will have seating priority.
- Still only \$8 per person.
- If you are unable to order online, please contact the NSCA office and a volunteer from the Men's Club will call to take your order.



Scan to Purchase

All proceeds benefit the Niguel Shores Men's Club Scholarship Fund!



Calling Patriots for Our 4th of July Flag Raising

We are reaching out to our whole community this year for individuals, families, or groups who would like to be part of our traditional Flag Raising Ceremony on the 4th of July.

Contact **Nancy Tinnes** at (949) 235-2566 if you, or your family, or a group you belong to would be proud to help with the Pledge, or the Flag Raising, or the National Anthem.

Thank you to everyone who lends a hand each Independence Day to honor our country and bring great fun to our community.

Women's Club Members—Join the Fun on 4th of July!

Contribute your baked goods and volunteer for our hugely popular

Bake Sale & Cake Walk

**Bake Sale: 9:30 – 11:30 a.m.
on the Clubhouse Patio**

Contribute to the event by baking some of your 'award winning' cakes, pies and cookies.

**Cake Walk: Immediately after the Parade
on the New Sport Court**

This year we are expanding the Cake Walk with separate walks for Kids and Adults. Bring the family, relive your youth, win a cake, and enjoy some old-fashioned Americana at the court!

Sign up for a shift to sell the yummy goods:

For both events, Volunteers are needed. Choose your shift:

- 9:30 to 11:30 a.m.
- 11:30 a.m. to 1:30 p.m.

For more information and to sign-up:

Send an email to Marietta Hannigan at mariettahannigan@yahoo.com or Patti Staudenbaur at umass21@cox.net

PICKLEBALL

After watching drop-in play on Saturday mornings in our great neighborhood, I have been so impressed with how much everyone has improved. I thought this might be a great time to give a few tips on handling some of Pickleball's most common errors.



- Make sure you get your serve in. Don't worry about hard, fancy, or spinning serves. As your level rises, so will your opponent's and every serve will come back.
- Try and get your returns as deep as possible. The more height and depth you get, the more time it gives you to get to the net.
- Get to the net as soon as you can but don't force your way in. If you hit a high ball to the net person, stay back and relax and try and drop the next ball at their feet. In the words of famed basketball coach John Wooden: "Be quick, don't hurry"
- If you are hitting a ball that is below the net, always hit to the deeper opponent. If you have a high ball, attack the closer opponent.

- When you are at the net playing hard hitters or in a quick exchange, always have your paddle shaded to the back-hand side. You'll be able to cover at least 50% more of the shots directed at you.
- Move with your partner. If your partner has to take two or three steps to the left or right, make sure you move with them.
- Always protect the middle of the court. At least 70% of all balls struck will go through the middle.

In closing, again in the words of John Wooden: "It takes time to create excellence. If it could be done quickly more people would do it" Most important of all keep having fun!

—Bob Hochstadter

WATER AEROBICS

As we approach summer, you may want to join us for water aerobics on Monday, Wednesday, and Friday mornings from 9 to 10 a.m. The pool is heated and the **Dippy Dolphins** are a very friendly group. Check the *Seashore News* March issue, page 16, where **Dr. Gary Ward** shared the many benefits of water aerobics. On Friday mornings our group is led by **Cynthia Carlson**, who is also a personal trainer and advocate of being mentally and physically strong. The cost on Fridays is \$5. Come and give it a try!

—Michelle Ralph



Pet Parade



ANOTHER GRADUATE!

This recent graduate is **Lucy**. She is two years old now and was rescued when she was just a one-year-old by **Jeannie Sticher**. Lucy attended private training and group classes at PetSmart. She **graduated with honors** in the **Level 2 class**. She joined a sister **Olive** and brother **Desmond** who are also rescue dogs. Lucy is very quick and fearless, and would like to continue her education by joining an agility class in the future. Congratulations, Lucy. Well done!



Wellness – Emotional Exhaustion

Exhaustion. Do you feel it? I don't mean the kind of exhaustion that comes from moving pianos or battling three-year-olds to get them to eat, even though either can be relentlessly tiring. I mean, that feeling of emotional weariness – the resignation that life has perhaps grown a little too big to handle. It's like playing in the surf at the beach and realizing the waves are bigger than you thought. What do you do? You take a deep breath, go under the wave, and hope for the best. Over, and over, and over again. But trying to stay afloat amid difficulty can be exhausting, both physically and emotionally.

Our current world is filled with some very notable bad news. Wars, famine, partisan politics, extreme weather disasters—these can leave people's homes and lives in a shambles. Add to that, caring for aging parents, dealing with health issues, tending to spouses and children, grieving the loss of a loved one, or working like mad to make ends meet—and emotional exhaustion is inevitable. Our lives are so fast and often stressful that we might not be able to keep up the pace. Helping us race to even greater speeds is technology, giving instantaneous access to so much information from around the globe, often from questionable sources, that can drag us all over the emotional map. At that point, collapsing on the sofa and taking a nap just to avoid it all sounds pretty good.



The above two paragraphs are probably enough to paint the picture that life can just be exhausting these days. The

feeling affects our society as a whole. Actually, it affects the entire globe, all of humanity, and it's not good for our health. Collectively, we get less sleep and worry more; we spend more time looking at electronic screens and stressing over what we find there; we overeat, overdrink, over work, and even over shop buying and returning again and again. And then, we crash. Stress hormones fill our body, bringing headaches, high blood pressure, stomach ulcers, sore backs, feelings of sadness, withdrawal from family, and more. As we drag ourselves down emotionally with all the bad news swirling around us, we also may act snappy with our family and friends—weakening valuable relationships that are the glue keeping our lives together and providing perspective.

The key to win the upper hand over emotional exhaustion is an awareness of how we think and perceive our surroundings. We can identify the triggers that overwhelm us and minimize them. Even if those triggers cannot completely be changed, like dreadful world events, we can focus on our immediate surroundings and be fully involved there, thus taking our minds off events we can't easily change. So, reduce stress and take a walk, stop to meditate, eat healthy food, and be kind to yourself. If stress and exhaustion become chronic, talk with a trusted friend or a therapist. Instead of allowing emotional exhaustion to dictate your life, know that taking charge of your emotional health is always within reach. It's something we all can do, especially with a little help from our family and friends. You've got this!

—Sharon Stewart

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

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APARTMENT COMPLEX UPDATE



On May 9, Niguel Shores, Ritz Point, and Monarch Beach residents were invited to an information meeting regarding the Monarch Beach Villas apartment development proposed across from our Mariner Gate main entrance. The Niguel Shores clubhouse was packed, standing room only, as Dana Point city officials updated everyone on the present status of the project.

Shores resident **Steve Stewart** introduced **City Council Member John Gabbard**, **City Manager Mike Killebrew**, **Assistant City Manager Kelly Reenders**, and **Community Development Director Brenda Wisneski**. Each gave information about the status of the development and later answered questions from the audience.

Brenda Wisneski gave a summary of the project proposed by the developer. The present complex of 208 apartments would be replaced by 708 apartments in buildings from four to eight stories high. You can view their application by using the QR code accompanying this article or by visiting <https://www.danapoint.org/home/showdocument?id=37736&t=638487858819941971>

Because the project designates 30% of the apartments as low and moderate income units, the State of California's SB 330 and Government Code Section 65915 allow height and density waivers – thus overriding the City's much lower height and density rules. A City handout, given at the meeting, says, "This application continues to calculate base density in a manner the City believes is inconsistent with its related regulations."

John Gabbard and **Mike Killebrew** added that the State's mandates for more housing are affecting cities

everywhere, and builders are using SB 330 to their advantage in constructing larger and more dense complexes. Any changes giving cities more power would have to come from the State Legislature. **State Senator Janet Nguyen** represents Senate District 36 and can be reached at (714) 374-400. **Assemblywoman Laurie Davies** represents Assembly District 74 and can be reached at (949) 240-7300.

Wisneski indicated that the project developer has until July 29, 2024 to submit a full application for consideration. Following receipt of the full application, the City will begin a review process in accordance with SB330. This will include an **Environmental Impact Report (EIR)** which will offer opportunities for public review. At that time, items such as the impact on traffic, noise, pollution, and wildlife will be considered. The City Council has 90 days from receiving the EIR to make a final decision on accepting the proposed plan or asking for mitigations in the proposal.

Various comments from Niguel Shores, Ritz Point, and Monarch Beach homeowners in the audience all echoed the same point: The proposed apartment complex will impact traffic, noise, density, safety, and lifestyle in the area. We will need to stay involved and make our voices heard if we want any changes in the future planned development. To be added to the City's mailing list and receive information about the project, send an email request to mochoa@danapoint.org or register using the City's QR code accompanying this article.

—Steve Stewart, Olivia Downs, Sandy Homicz



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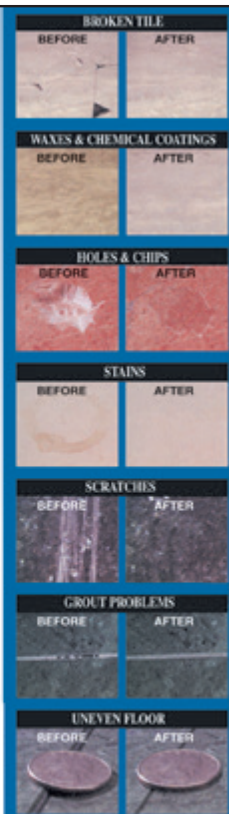
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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 150 homes, up 6%, and now sits at 2,470. In April, 32% fewer homes came on the market compared to the 3-year average before COVID, 1,272 less. 604 more sellers came on the market this April compared to 2023.



DEMAND

Demand, the number of pending sales over the prior month, increased by 52 pending sales in the past two weeks, up 3%, and now totals 1,759. Last year, there were 1,660 pending sales, 6% fewer. The 3-year average before COVID (2017 to 2019) was 2,765, or 57% more.



EXPECTED MARKET TIME

With supply rising faster than demand, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, increased from 41 to 42 days in the past couple of weeks. It was 39 days last year, similar to today. The 3-year average before COVID was 68 days, slower than today.



CLOSED SALES

There were 1,968 closed residential resales in April, up 16% compared to April 2023's 1,696, and up 10% from March 2024. The sales-to-list price ratio was 100.4% for O.C. Foreclosures accounted for 0.05% of all closed sales, and short sales accounted for 0.15%.



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