

NOVEMBER 2019



The **PONY EXPRESS**

Nellie Gail Ranch

Community Newsletter



INSIDE:
Director's Message
Upcoming Events
Nellie Gail SMART

NOVEMBER ISSUE:
Team Darkhorse
Earthquake Alert Technology
Gate Debate



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Joyce Taylor	CO-TREASURER
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NOTE: When community events take place, photographers may be present to take photos that may be used in this publication.



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Important Numbers

(949) 425-1477	Association Office
(949) 831-6660	Nellie Gail Ranch Tennis & Swim Club
(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
(714) 971-2421	Vector Control
(877) 728-0446	CR&R (Trash Pickup)
(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDG&E
(800) 427-2200	Southern California Gas Company
(949) 470-3045	Animal Control (Mission Viejo Shelter)

County of Orange EMA

911	Emergencies
211	County Service Information
(949) 770-6011	Sheriff's Dispatch - Non Emergency
(949) 707-2600	City of Laguna Hills
(949) 707-2650	Laguna Hills City - Weed Abatement
(800) 611-7343	SDG&E Emergencies/Outages

Assessment Remittance Address

Please remit all assessments to:
P.O. Box, 62053, Newark, NJ 07101-8060
or drop off at the Association office

Mission Statement

To take all reasonable and necessary steps to preserve and improve the unique value of living in Nellie Gail Ranch and to enhance the overall sense of community.

Board of Directors Meetings

The November Board Meeting and Homeowner Forum is scheduled for Tuesday, November 19th, 2019 with the meeting being held at 7:30 p.m. in the Association Clubhouse. All agenda and support items must be submitted in writing to the Association Office at least two weeks in advance of the meeting to allow Board Members ample time to review all materials. The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

Architectural Review Committee

Architectural Review Committee meetings are generally held the second Tuesday of each month at 7:00 pm at the Association Office. Completed applications must be submitted to the Association Office at least 10 business days prior to the ARC meeting. Please check the calendar in each issue of the Pony Express for exact submittal deadlines and ARC meeting dates.

Association Committees

The Nellie Gail Ranch Owners Association has several committees comprised of Homeowners that provide support to the Board of Directors on selected Community topics. For more information or to join any of our Committees, please contact the Association Office at (949) 425-1477.

Architectural Review Committee

Emergency Preparedness Committee

Equestrian Committee

Landscape Committee

Security Committee

Trails & Safety Committee

Director's Message

By Loree Blough



Hi everyone.

Welcome to fall! I love the brisk evening air, turkey, stuffing, family and friends! I am also looking forward to looking at all of the wonderful holiday lights! Every year I am amazed at how much effort people

put in to make Nellie Gail Ranch look magical! Remember the houses will be judged the first part of December.

Sometimes, as Directors, we draw straws to see who will write these messages, because it takes a lot of thought to write a good one. I asked to write this one. I am so PROUD OF THIS COMMUNITY! There are so many wonderful things happening all around the ranch! Some examples are.....

At one of our summer concerts, Brad Feldman purchased a sponsorship and then said his agency would match all donations made to Team Darkhorse up to \$1,500. What a GREAT idea! (As I think most of you know Team Darkhorse is the

Marine Battalion out of Camp Pendleton that Laguna Hills adopted to help.) Our community got behind this effort and started to make donations. After the break the band played Proud To Be An American and people lined the dance floor waving American Flags. I literally had goose bumps! By the end of the evening we had collected just under \$7,500 for our Marines who are fighting to protect our freedom! What an amazing, feel good evening we shared together! Many thanks Karen Robbins who is NGR's liaison with Team Darkhorse, to Brad for having the idea and getting the ball rolling & to all who donated.

Another recent story revolves around one of our long time Nellie Gail Ranch Residents, Ron Larson, who passed away this summer. A group of our neighbors pooled their money, worked with the HOA office staff and Board and are having



a custom bench made with a bronze plaque to honor Ron! The bench will match the other benches we have in Nellie Gail and will be placed at Gallup Park! This effort was led by Joan Reynolds. Thanks to our office staff, Joan and all of Ron's friends for making this a reality. What a wonderful tribute for a beloved neighbor!

The Landscape Committee noticed some City areas surrounding Nellie Gail Ranch were barren where a large quantity of trees were removed. They studied the Laguna Hills Tree Donation Program. If you donate \$100 the City of Laguna Hills will allow you to select a tree from their



approved list and request a location for the tree to be planted. Because of the income loss from the mall, the City is very tight on their budget and has allowed for very few trees to be planted in the upcoming future. Nine donations from members of the landscape committee and their



friends raised enough money to have the City plant 42 trees! Then Sanjay Mathur, one of the committee members, went to the city to present the donation and schedule a walk of the areas to be planted. The city approved adding irrigation bubblers along with an additional 21 trees! The Committee requested that 55 be planted on Oso between Tombstone Road & Bridlewood and another 8 be planted on La Paz!

Once planted the City will maintain the trees. What an amazing idea! Thanks to Bruce Freeman, Don & Susie

Caskey, Evan Buckley, Kuljit Hara, Kurken Alvanakian, Mike Magnell, Paul & Julia Scholtes, Robert & Joan Stratton and Sanjay Mathur who have donated for the trees!

There are also everyday efforts, such as the e-mail blasts that the office sends out to help people get reunited with their pets. The community explodes with calls and search parties to help.



Some of you that don't visit the Equestrian Center, may not know this Memorial Tree that allows homeowners to pay tribute to their wonderful horses that are no longer with us. They place engraved rocks at the base of a

beautiful tree. There is a bench in the shade of the tree for reflection.

I see neighbors taking food over to sick friends. One of neighbors recently delivered my husband & I a homemade apple cake and apple butter made from apples grown in our back yard! Another brought us honey from the bee hives in her back yard! Thanks Sameh & Pamela.



To me these things all add up to a wonderful sense of community! How many neighborhoods in southern California boast of this small town community feel?

I wish you all a wonderful start to the Holiday Season and **THANK YOU ALL** for making Nellie Gail Ranch such a special place to call home!

*Happy
Thanksgiving*



Welcome to Nellie Gail Ranch

**Laurie & Bruce Penhall · Arash Dadashzadeh
Kelly & Lindsey Clyde**

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION MINUTES

TUESDAY, SEPTEMBER 24, 2019

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:35 p.m.

DIRECTORS PRESENT

Mark Fisk
John Park
Loree Blough
Alex Presley

DIRECTOR ABSENT

Joyce Taylor

MANAGEMENT

Brian Mitchell, General Manager
Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Thirteen (13) homeowners signed in for the forum and addressed the Board regarding the agenda item related to pickleball, trail grading, Team Darkhorse, ARC standards, and the clubhouse refresh project.

III. PRESENTATION – CLUBHOUSE PLANT PALETTE AND DRAFT PLANTING PLAN

Landscape consultant Jodie Cook presented the clubhouse plant palette and planting plan that will be bid out for implementation following completion of construction.

IV. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETINGS

An Executive Session meeting was held on August 20, 2019. Actions taken included:

- Approval of the June 16, 2019 & July 30, 2019 Executive Session Minutes.
- Reviewed status of legal and enforcement matters.
- Reviewed service agreements with Chip & Charge, and directed negotiation parameters.
- Approved contract with Neuman and Associates for Audit and Tax Preparation Services.
- Approved commencement of foreclosure on two accounts.
- Confirmation of vehicle compliance matter.
- Received and filed the Collection and Delinquency Reports.
- Received and filed report regarding enforcement of homeowner fences.
- Received and filed Violation Report.

V. CONSENT CALENDAR

Motion: Park

Second: Presley

Resolution: To approve Consent Calendar resolutions for agenda items V-A through V-E.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Pickleball Demonstration Minutes dated August 15, 2019 as presented.

B. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated August 20, 2019 as presented.

C. CONSIDERATION OF APPROVAL OF JULY 2019 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated July 31, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,790,009 in reserve funds, \$1,447,600 in operating funds, \$5,400 in Petty Cash, and \$445,372 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,688,381.

Year to date Assessment Revenue totals \$2,035,867 compared to the budgeted \$2,239,944.

Year to date Total Consolidated Revenue is \$3,373,418 to the budgeted \$3,507,583.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$68,497 compared to the budgeted increase of \$311,636. Consolidated Net Income year to date prior to adjustments for depreciation is \$238,173 compared to the budgeted increase of \$295,591. Year to date reserve funding is \$506,981 compared to a budget of \$438,616. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON ONE (1) PROPERTY

Resolutions: To authorize and instruct Management to record a lien on one (1) delinquent account should the assessments not be paid within the time period established in the Intent to Lien Letter. In accordance with the Corporation’s Assessment Collection Policy, a letter was sent to the homeowners notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the accounts listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Account No.	Total Amt Due
0483-03	\$1,592

Supplemental Delinquency Statistics for the Open Session Minutes:

- Four (4) past owner delinquencies total \$8,254 in assessments and \$3,727 in assessment judgments.
- One hundred and five (105) current owner past due delinquencies total \$82,901 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on fourteen (14) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 4% of the annual assessment budget.

E. CONSIDERATION OF ESTABLISHMENT OF EPC PETTY CASH ACCOUNT

Resolution: To approve EPC Petty Cash Guidelines and the establishment of an Emergency Preparedness Committee Petty Cash account in the amount of \$3,000 for use by the EPC in event of emergencies.

End of Consent Calendar

VI. REPORTS

The following reports were received and filed by the Board: Architectural Review, Communications, EPC, Equestrian Center, Events, Landscape, Landscape Committee, Solar, Swim Center, Tennis Center and Trails/ Common Area.

VII. OLD BUSINESS -

A. CONSIDERATION OF REQUEST BY OWNER OF 27211 LOST COLT FOR THE ASSOCIATION TO MODIFY THE TRAIL OR HIS PROPERTY WALL ON SWEETWATER TRAIL AT THE LOST COLT TRAILHEAD

Resolution: As the fee owner has a right to protect their property to the extent that it does not interfere with the equestrian use of the trail, it is resolved to approve the owner of 27211 Lost

Colt to implement, at his cost, the October 18, 2018 plan as prepared by KWC Engineers for modifications to the trail within the easement for the purpose of protecting his property while maintaining a safe trail for equestrian purposes. Or, at the owner's preference, he may have an alternate plan created to modify the wall or trail and submit for to the ARC / Board to review.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL TO CONVERT TWO TENNIS COURTS INTO EIGHT PICKLEBALL COURTS

This conversion is under consideration for the purpose of evaluating how to best modernize the recreation center amenities, serve the membership and balance the needs of the community with respect to providing a new recreational opportunity.

Motion: Presley

Second: Fisk

Resolution: To implement a one month pickleball trial run on courts 7-8 and courts 1-2. Management to coordinate set up of the temporary courts and hours of play.

The motion carried unanimously.

VIII. NEW BUSINESS

A. CONSIDERATION OF LANDSCAPE COMMITTEE COORDINATION OF TREE DONATIONS TO THE CITY OF LAGUNA HILLS

Motion: Park

Second: Fisk

Resolution: To authorize the Landscape Committee to coordinate homeowner tree donations with the City of Laguna Hills to improve slopes around Nellie Gail Ranch.

The motion carried unanimously.

IX. CORRESPONDENCE

Correspondence was received and filed.

X. NEXT MEETING

The next Open Session Board of Directors meeting is October 15th, 2019 at 7:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Nellie Gail Ranch Clubhouse



Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on October 11th, 2019.

The Next Deadline for ARC submittal is November 26th, 2019

ADDRESS	PROJECT	RESULTS
25042 Buckskin	Removal of Pool	Approved with Conditions
25316 Stageline	Hardscape/Landscape	Approved
25466 Nellie Gail	Solar	Approved with Conditions
27746 Hidden Trail	Solar	Approved with Conditions
27711 Hidden Trail	Addition to House	Approved
25485 Rodeo	Hardscape	Approved with Conditions
25671 Nellie Gail	Fence - Denied Grading/Landscape	Approved with Conditions
24841 Bear Grass	Gate	Approved with Conditions
25272 Derbyhill	Hardscape/Landscape	Approved with Conditions
24952 Sandridge	Solar	Approved with Conditions
25342 Mustang	Solar	Approved with Conditions
27151 Hidden Trail	Hardscape	Approved
25381 Spotted Pony	Driveway	Denied
25302 Derbyhill	Painting, Landscape	Denied
25662 Nellie Gail	Solar	Approved with Conditions
26022 Red Corral	Solar	Approved with Conditions
25151 Rockridge	Hardscape/Landscape	Approved with Conditions

Any exterior change to your home or property requires approval. Please consult the Architectural Guidelines available at www.NellieGailRanch.org. Submissions for approval are due by 5:00 PM ten business days prior to the meeting date. Please see the calendar at the back of the Pony Express or contact the Association Office at (949) 425-1477 for specific meeting dates and deadlines or with any questions pertaining to your proposed project.

I recently received an inquiry reporting that our October 2019 Pony Express issue had a stronger odor than usual. Actually, she used the word "stinky". I was a bit skeptical but I grabbed my current issue, opened it and took a big whiff. To be scientifically accurate about it, I grabbed a past issue and took a whiff and then another past issue. Newer issues had a stronger smell than older issues but that was to be expected as the issues age and the scent dissipates. Also, realizing my sense of smell is not very refined, the question remained, has anything changed in our printing process that would change the scent of the magazine.

I asked our printer for some information and I learned quite a bit. OSHA and the EPA have many regulations applicable to the printing industry and paper coating formulas and processes. Our printer uses a process called aqueous coating which is a fast drying, water based, vegetable cellulose product. The aqueous coating is applied to the printed sheet immediately after the inks and then sent through a heated air system that rapidly dries the coating. The coating provides a glossy finish and protects the pages from smudges, fingerprints and makes the overall magazine more durable. The aqueous coating process is considered more environmentally sustainable than alternative printing processes that include UV and varnish



Nellie Gail S.M.A.R.T.

THE PONY EXPRESS PRINTING PROCESS

finishes. The aqueous coating formula is nontoxic, the coating process uses less heat (therefore less energy), and the overall printing process and cleanup is safer for print shop employees.

Lastly, when you do hopefully dispose of your old issues in your recycle bin, there are less harmful byproducts emitted during the recycling process. Since the ink and aqueous coating and paper are recyclable and biodegradable.

So, is the aroma different? Our printing process remains the same. The scent of 1,407 issues in the van on the way to the post office is quite strong. However, depending upon the length of time from print shop to the post office to the mailbox, the strength of the aroma can vary. We don't have a final answer to this inquiry but I will be keeping my nose on it for a while to see if I can come up with anything more definitive.



Recyclable



Biodegradable

Tennis News

CAN PICKLEBALL AND TENNIS LIVE TOGETHER IN HARMONY? ABSOLUTELY!

By Bob Hochstadter, Nellie Gail Ranch Tennis Pro

As many of you have seen, we have laid down three (3) pickleball courts on court #1 at the Tennis Club. This is an experiment due to the high demand we have had for pickleball from both Nellie Gail Ranch residents and Tennis Club members.

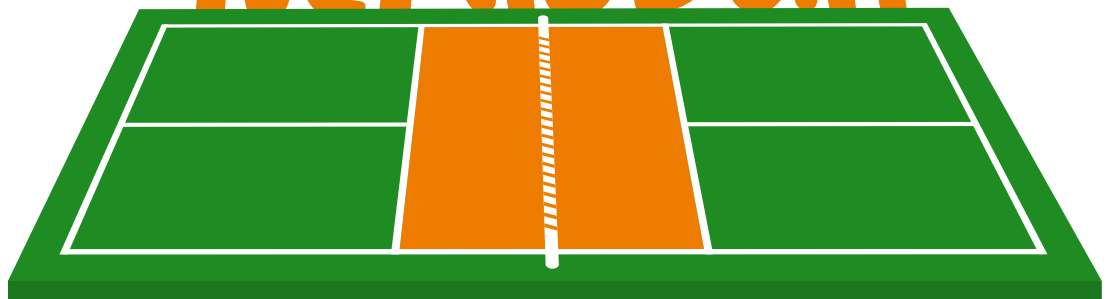
Pickleball will become a great resource to bring new people into the Club. Because pickleball is so much easier to learn than tennis, it will serve as a great transition to those that want to possibly learn to play both sports.

The hand eye coordination it takes to strike a pickleball mirrors the same skills it takes to strike a tennis ball, with the exception of racquet sizes. This will make pickleball the perfect gateway to anyone who wants to learn how to play tennis.



There are currently over 2 million pickleball players in the United States and it is predicted that there will be over 8 million within the next 2 years. We feel it can be a great marriage between the two sports and only add to what we will be offering when our new Clubhouse reopens.

Pickleball





HOLIDAY DECORATING CONTEST

Decorate your house/yard by Thursday, December 12th

Judging will take place December 12th-December 14th

(Please have all lights & decorations on these evenings from 5-8 PM)

Winners will be announced the week of December 16th

**All winning homes will receive a sign and be featured in
January's 2020 Pony Express.**

Equestrian Center News



HORSE STALLS *available*

The Nellie Gail Ranch Equestrian Center has boarding stalls available! If you or someone you know is interested in boarding a horse at the Center, please contact Charee Jones at (949) 371-1595 or chareej@nelliegailranch.org.

-
- 12ft X 12ft Stalls
 - Professional Trainers on site
 - Timothy, Orchard, and Alfalfa feed offered to all boarders.
 - Three full-size arenas including a Dressage Court
 - Cross ties with hot and cold water
 - Beautifully maintained grounds

A large, stylized white beard with a grey outline, set against a red background. The beard is the central graphic element of the top half of the poster.

Winter Wonderland

Get Your Picture Taken with Santa

Sunday, December 15th

Starts at 11:00

Gallup Park

Enjoy a day of snow in the park, train rides, face painting and more! Free for Nellie Gail Ranch residents and their guests

For More Information Contact (949)425-1477 / events@nelliegailranch.org



The Great Gate Debate

(This article has been updated and is being republished from the July 2017 issue of The Pony Express)

From the inception of Nellie Gail Ranch and the first homes sold in 1977 there has been one significant issue that has rebounded for consideration over the years; the debate over whether or not to gate the community. Significant consideration has been given to that possibility over the years; specifically, 1981-1982, 1985-1986, 1988, 1995 and 2003-2005. Periodically the suggestion will be made at a Board Meeting or posted on various websites and blogs. This article is provided to share some of the history of past investigations, surveys, votes and communications with the City of Laguna Hills. For those of you who have been on all or a part of this 36 year journey 1981 through 2019 this may bring back some interesting memories.

In 1981 the Association created a "Guarded Gate Committee", which studied gating eight entries in the neighborhood with the possibility of another two in the future. The Committee considered constructing guardhouses at three of the entries, gating all entries, installing card reader systems, telephone systems, closed circuit TV monitoring of unmanned gates, and privatization of the streets, roads, streetlights, drainage structures and other publicly owned property in the community. The Committee believed the scope of work could have been accomplished with a dues increase of approximately \$37.00 per month. As the dues at the time were \$31.25, this would have represented an increase of approximately 118%. The issue was submitted to the membership for a vote. On April 13, 1982, a total of 548 votes were cast, of which 316 were cast "against the gate". The issue failed. In 1985 a "Gated Entry Committee" was chartered which had fifteen members appointed to serve on it. Four of those Committee Members still live in Nellie Gail Ranch. The Committee was tasked with researching the following areas:

- Feasibility, type and location of gates.
- Method of communication between gates and individual homeowners.
- Whether gating would require Nellie Gail Ranch to have private streets and what the financial and legal implications of that would be.

- Costs of construction and maintenance.
- Impact on homeowners' dues.
- Impact, if any, on real property taxes and homeowners' association liability.
- Compensation, benefits, and liability insurance for gate personnel.
- Other alternatives to eliminate or minimize the impact of the Moulton Ranch subdivision development on Nellie Gail Ranch.

This Committee performed extensive research and issued a report in the fall of 1986 to the Board of Directors. The report findings recommended in part:

- No action should be taken by the Board unless petitioned by at least 50% of the members.
- Create a file for homeowner use with all backup data. Include copies of previous "campaign" materials for those considering similar action in the future. ... costs should be approved by 50% of all members via a vote.
- If "yes" then may require 75% vote for approval of CC&R changes.
- If "yes" then establish budgets, hire lawyers, architects, administrators, contractors, and security services.
- If "yes" then create the Rules Committee

In January 1988, the matter was requested by the Members to be brought forth to a vote of the membership. The subsequent ballot carried two issues:

- Issue One – The Board of Directors of Nellie Gail Ranch Association should allocate funds to develop a professional feasibility and cost analysis and proceed with the Gated Entrance Study Project – Yes or No.
- Issue Two – I would be willing to incur the (estimated) additional \$128 to \$150 increase in monthly assessments to provide gated entrances to the Nellie Gail Ranch Planned Unit Development – Yes or No.

There were a total of 672 responses of which 444

voted against the two issues.

In 1995 the issue of gating the community was again re-visited by the Board of Directors at the request of a number of concerned homeowners. This time three options for manned and unmanned gates and funding options were proposed via a survey. The survey generated a response of 970 homeowners of which 622 were opposed to the gating.

The issue was brought up for discussion again in 1998 and then in July 2003, another committee was formed to revisit past findings and consider new technologies. Again, the Committee Members put in countless hours and provided recommendations resulting in 2005 with a "Official Gating and Patrol Service Survey" that was distributed to the homeowners. The survey generated a response of 795 homeowners of which 421 voted "NO, I am opposed to moving towards a gating ballot and the associated costs to produce the ballot".

The City of Laguna Hills was founded December 20, 1991 at which time they became responsible for the Nellie Gail Ranch public streets. Every legal opinion Nellie Gail Ranch has reviewed has confirmed that gating cannot be accomplished without the City's agreement to vacate the streets. We reached out to the City to request their current position on the matter. We were advised the primary case on point is "Citizens Against Gated Enclaves ("CAGE") v. Whitley Heights Civic Association (1994) 23 Cal. App. 4th 812." The Court determined that gating a public street was prohibited by the sections of the vehicle code listed below and that abandoning a street that remains otherwise of public interest is prohibited.

Vehicle Code § 21101.6. Notwithstanding Section 21101, local authorities may not place gates or other selective devices on any street which deny or restrict the access of certain members of the public to the street, while permitting others unrestricted access to the street. This section is not intended to make a change in the existing law, but is intended to codify the decision of the Court of Appeal in City of Lafayette v. County of Contra Costa (91 Cal.App.3d 749).

Vehicle Code § 21465. No person shall

place, maintain, or display upon, or in view of, any highway any unofficial sign, signal, device, or marking, or any sign, signal, device, or marking which purports to be or is an imitation of, or resembles, an official traffic control device or which attempts to direct the movement of traffic or which hides from view any official traffic control device.

Streets & Highways Code § 8333. The legislative body of a local agency may summarily vacate a public service easement in any of the following cases: (a) The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. (b) The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date. (c) The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

Lastly, in the 1995 case Park Access Restoration Committee vs City of Laguna Niguel, our neighboring city's resolutions vacating city streets to El Niguel Heights Community for their purpose of gating were found to be non-compliant with State law and the resolutions were invalidated by the court. The decision referenced the above case "Citizens Against Gated Enclaves ("CAGE") v. Whitley Heights Civic Association (1994) 23 Cal. App. 4th 812."

In conclusion, there are extensive legal and fiscal hurdles that make gating of Nellie Gail Ranch unviable. A significant number of individuals served on the various Committee's and the Board of Directors over the years. The effort they put into their volunteer service is reflected in the volume and quality of the information they compiled. Knowing that a number of you are still in the community you should be collectively commended for the effort.



Security Safety Tip of the Month:

Secure Your Home

The 24-hour mobile security patrol service provides daily reports to the Nellie Gail Ranch Owners Association Management. Some of the most common items on the report show homeowners leaving their garage door open and vehicle doors open as well. These "accidental" acts are usually indicated on the security report between the hours of 12midnight and 4:00am. Double check that you have closed and locked your vehicle doors and garage door before going to bed to prevent your home from being an easy target for theft. Here are few other tips to help to protect your home from thieves:

- Home security system – Deter thieves with noise or an automatic call to the police.
- Proper outside lighting – Thieves may choose to bypass a well-lit home.
- Strong exterior doors – Solid wood or metal provides stronger protection against break-ins.
- Locks for pet doors – Make sure your pet door isn't a point of entry for a thief.

Home burglary statistics and cost as reported by Nationwide Insurance:

- A home burglary occurs approximately every 15 seconds in the United States.
- On average, a home burglary results in a dollar loss of about \$1,600.
- About 30% of all burglaries are classified

as "unlawful entry," meaning the burglar was able to gain entry without using force – often through an unlocked door or window.

- Nearly 66% of all burglaries are residential, and of those, 62% occur during the daytime, between 9:00am and 3:00pm., when no one is likely to be at home.
- Only 13% of reported burglaries are solved by the police.
- About 30% of private homes have security systems. Homes without security systems are two to three times more likely to be burglarized.

If you need to contact the Securitas Mobile Patrol officer, you may reach them at 714-397-5527. Please, however, call the Sheriff for anything you feel warrants police attention such as suspected break-ins, suspicious individuals, dangerous behavior, drug use, etc.

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Nov. 25th - Dec. 12th Holiday Toy Drive



Team Darkhorse Drop off locations:

- *Nellie Gail HOA Office
- *BigBad Wolfe Ironworks
- *Heidelberg Pastry Shop
- *Laguna Hills City Hall
- *Laguna Hills Community Center
- *Florence Sylvester Senior Center
- *Farmers Merchant Bank of Laguna Hills
- *Team Darkhorse Trailer
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Team Darkhorse



By: Josef Patterson

On a hot August day last summer, as I zipped up the road to a meeting, I was listening to talk radio. The commentators were heatedly debating a great number of topics, and as these debates often go, the commentators refused to hear the other's points of view. Rather, they aggressively talked over each other in one more frustrating exercise of animosity. Because I am a glutton for punishment, I'm no stranger to this show. When I reached my destination, your community park, I was hot and exhausted from arguing with the radio. Seeking positive energy I went for a short walk and soon found myself admiring a beautifully constructed flag pole flying our national ensign.

Now in complete harmony, I reflected on the importance of the flag. Not the material and stitching holding it together but something more intangible. Rather, the things that hold us all together; the men and women who fought under its' watch, those whose caskets were covered by it, and the communities who proudly fly it. We are all tied to it somehow, regardless of where we come from.

Patterson and Cardenas in Afghanistan



My eyes moved down the flag staff to the base where I saw something that put me back. The shield of Third Battalion, Fifth Marines, a unit that I have served with twice and come to love. I have never been more proud to belong to anything as I am to that. I am a "Darkhorse" Marine. I stared at the emblem and allowed my mind to wonder.

I find great peace looking up at the Stars and Bars and am always reminded of why I served for so long. Like most, I feel great national pride, and like every other service member, I swore to support and defend the constitution. For me, though, my service always meant much more: It is communities like yours, the people who groom us before we swear in, care for us after, and raise their sons and daughters with a servant mentality.

I spent some time in deep thought staring at the flag; thinking of friends gained and friends lost. I felt conflicted between what I previously heard on the radio and my experience as a Marine with more than 22 years of service. Simply put, my experience did not align with the divisive topics that were being covered.

Service members are as diverse as the horses that fill your stables. My service bared witness to men and women from all walks of life and willing to sacrifice for each other nonetheless. Our love is not confined to race, age, ethnicity, religion, sex, socio-economic status, sexual orientation, etc... I truly never gave a second thought to any of the aforementioned categories when I was being shot at; I just wanted to know that I was not alone... and I never was! I was lifted up by the people with me and those back home, like you, supporting me.

Even the enemy didn't give it a thought, they simply saw us as Americans and nothing else. Surely if the bad guys don't differentiate between Americans, neither should we.

In combat, I knew the Marine on my right or left would do whatever necessary to ensure I got to come home. That Marine shared the same faith in me. Our survival depended on trust, which allowed us to be bold. That's a lesson we can all apply. Society's survival requires the same... and it all starts with community.

Your community remains one of the most patriotic and supportive I have ever seen. This is evidenced by the Eagle Scout and the donors that made the flag pole possible. Your community has created a place for a veteran to find companionship with his experiences. You are loved more than you know by your Marines.

Joe Patterson served with 3rd Battalion, 5th Marines as a 1st Lieutenant during the unit's deployment to Sangin, Afghanistan in 2010-2011. Professionally he is Major Josef Patterson, Director of Communication at the Air Wing on Camp Pendleton. We first met Joe last May when he contacted us and volunteered to help with our city's Memorial Day Race. His comments here are written as a private citizen, not in his professional capacity. As so often has happened with the Marines we meet, Joe has become our friend and we honor you and all the soldiers` ~Karen Larson Robbins

Thank you for serving our Country. We honor you & all the USA soldiers & veterans. Warmly, Nellie Gail Ranch



"If we few are a reflection of American society, I would boldly state that we are proud to be a reflection of you."

Sincerely, Joe Patterson



Raising the Team Dark Horse Flag

HAWKS HAILED OUR HEROES, and OUR HEROES HAIL OUR HAWKS



By Karen Robbins

Friday, October 13th was a night to remember, and remembrance at Laguna Hills High School. NG resident Nicole Cavaricci and Laguna Hills High School Football Booster club put together the second annual "Hawks Hail Our Heroes" game — dedicated to all First Responders, with special acknowledgement of our city's adopted Darkhorse Marines.

Darkhorse Marines were an integral part of the event. USMC Major Josef Patterson, who as a junior officer led an infantry platoon in combat, organized a group of fellow veterans to assist the cheerleaders in the flag folding ceremony on the field before the game. "It's important to handle the stars and stripes with proper respect," he told us, "I'd be glad to help." Assisting with the flag folding were veterans Daniel Fiasseau, Will Makaafi, and Zachary Stangle. (Zachary earned a Bronze Medal of Honor for his courage under fire during that deployment.)

Sgt Marcus Chischilly returned this year to give a second annual pre-game locker room speech to the team he loves to inspire. Marcus' own numerous achievements, following the loss of his left leg in combat, set a remarkable example of resilience under fire, and his talks with the team leave lasting impressions.

Following his speech, the team was led onto the field, accompanied by veterans from all branches of service — a group which represented a variety of ethnicities and ages ranging from their late 20's to more than 70 years of age. Major Josef Patterson rode a lead motorcycle at the head of this ceremonial march. On his motorcycle are painted 25 names of Darkhorse Marines killed in action.

Once the ceremonial events were concluded, the veterans and their families settled in to cheer the Hawks onto a 47-27 victory over Saddleback Valley Christian. Sitting with them were Trent Mason and Brad Feldman of the Brad Feldman Group — who were sponsors for the burgers and hot dogs served to all the veterans in attendance that night.

The blending of our local high school event with some of the brave young men who have served our country, inspired both the athletes and the veterans. In fact, Major Patterson shared some of his thoughts with us and are printed here in Pony Express.





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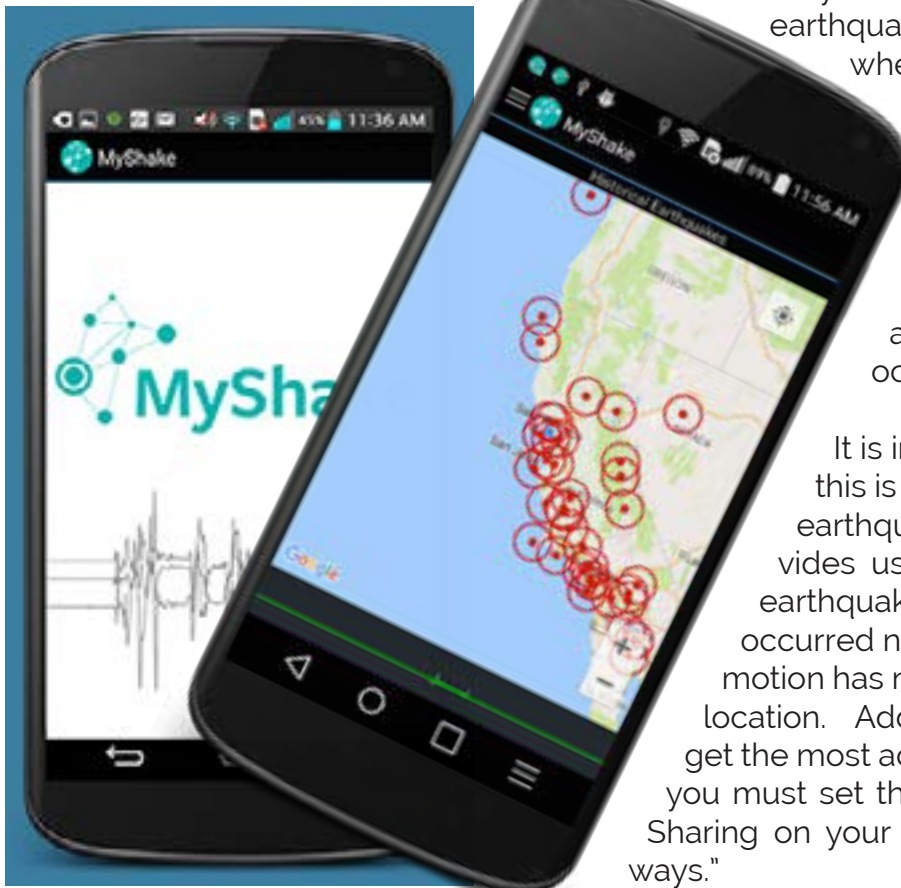
Earthquakes: New Technology/New Information

By: Dr. Kenneth S. Cheng

A New App

Last month, the State of California, in conjunction with University of California Berkeley Seismology Lab and the Wire Emergency Alert System released a new app that may provide users an early warning of shaking in their area. The free MyShake app, available to iOS and Android smart phone users, will provide users with a few seconds to a minute of warning before they experience shaking from a regional earthquake, providing you with the ability to "Duck," "Cover," and "Hold On." Although 3-60 seconds does not seem like much of a warning time, it is believed that such warnings can easily reduce the number and severity of injuries, as well as possibly allowing you time to limit damage to your home (by turning off stoves, shutting off gas, etc.)

(Not to be confused with the MyShake app, a similar app, Shake Alert LA, was released for LA County residents earlier this year but users found that this app did not work with the recent Ridgecrest earthquake. The Shake Alert LA is not appropriate for our use, and with the release of the MyShake app, the Shake Alert LA app may be abandoned.)



This ShakeAlert system uses hundreds of seismic sensors placed throughout the state and detects the start of an earthquake, and determines its location and strength. It then generates an alert for the app and the WEA system. Based on the user's location, and utilizing GPS technology in our smart phones, the system will initiate a auditory and visual alarm to all app users, or a simple text message to non-app users. It is highly recommended that one download the MyShake app and utilize its alarm function as a simple text messages can easily be missed when seconds count.

The ShakeAlert system has actually been available to schools, government agencies and industries, but only now has it been available to the general public. The usefulness of such a system has been proven in earthquake rescue situations, where rescue workers could remove themselves from unstable or collapsed buildings when they could be warned of aftershocks that were occurring.

It is important to note that this is NOT a way to predict earthquakes, but only provides users a warning of an earthquake that has already occurred nearby but the ground motion has not yet arrived to your location. Additionally, in order to get the most accurate warning time, you must set the MyShake Location Sharing on your smart phone to "Always."

Update on the July 4, 2019 Ridgecrest Earthquake

Many of us recall the Ridgecrest earthquake several months ago with a magnitude 6.4 foreshock followed by a magnitude 7.1 mainshock on the following day. These two quakes, and the over 100,000 aftershocks, were the start of Southern California's largest and most well-studied earthquake sequence in over 20 years. Once such study, published in *Science* last month by geophysicists from California Institute of Technology and NASA's Jet Propulsion Laboratory, have surprised scientist and bring to light the possibility of an even greater "Big One" occurring in our area.

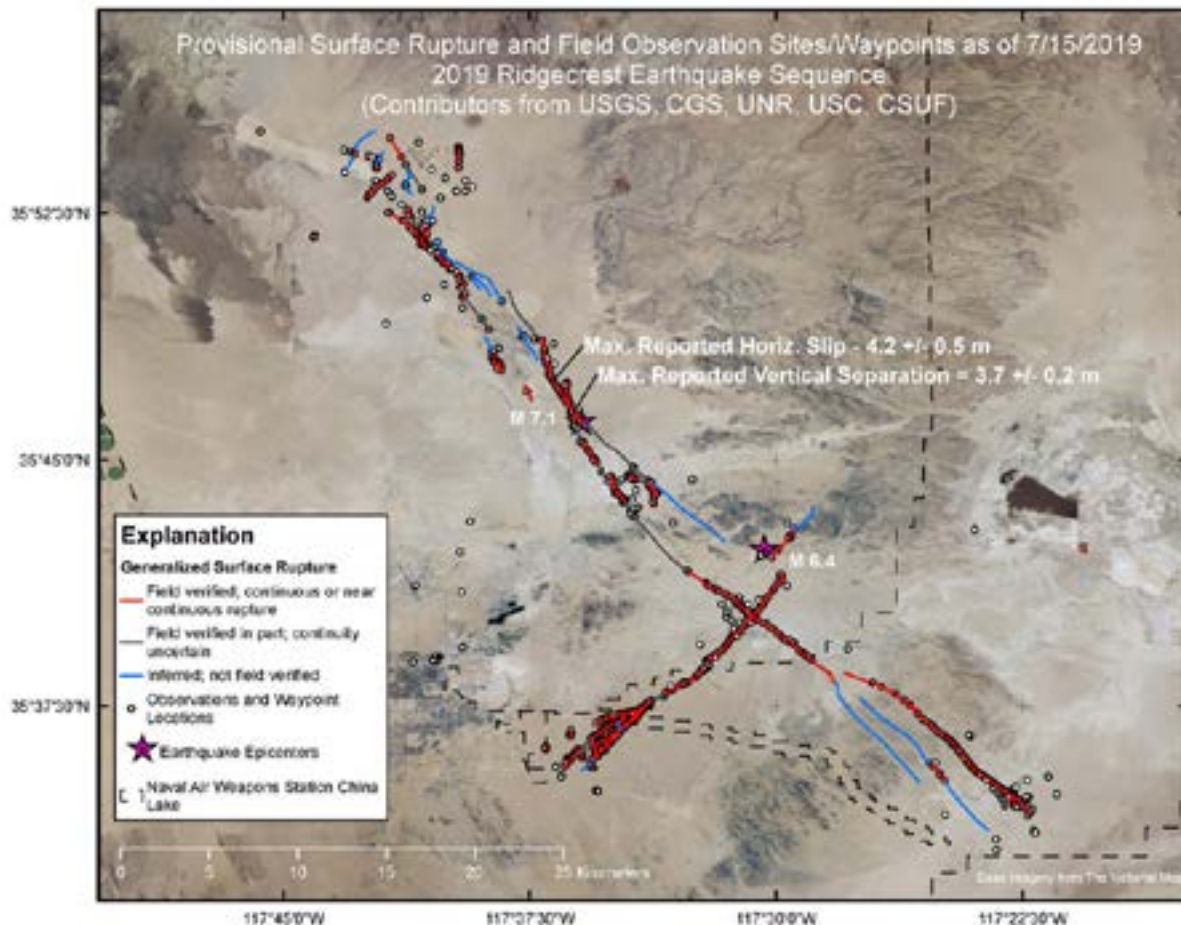
This study has identified a web of over twenty previously unknown faults, surprising geophysicists on the complexity and number of faults. The recent Ridgecrest earthquakes resulted from ruptures of an entire web of interconnected faults, placing increasing strain on the nearby Garlock Fault. This fault, which has been relatively quiet for the last 500 years, runs east to

west for 185 miles from the San Andreas Fault to Death Valley. Based on the close proximity of the Garlock Fault with the newly discovered web of unnamed faults, it is estimated that this "branch" of the San Andreas Fault has the capability of producing a magnitude 8 earthquake.

It has always been the belief that an earthquake of any magnitude reduces strain of surrounding faults, yet above, the Ridgecrest earthquake has actually increased the strain of the Garlock Fault. This is because fault creep has begun on the Garlock Fault, which has slipped 0.8 inches since this past July. JPL scientists, using Japanese and European Space Agency radar satellite images, have mapped surface ruptures and movement of these faults.

Don't be surprised if in the coming months, estimates of the next "Big One" change to a higher magnitude and a higher probability.

Be prepared.



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SEEKING CASITA/PRIVATE STUDIO FOR RENT

Hello Neighbors, I trust this message will extend to the right person and fit as I have truly enjoyed living in the beautiful Nellie Gail neighborhood. The lovely place I have been living in has had to make some changes as family health issues have transpired and some transitions need to be made in the home. I am a non-smoker, professional young woman who values privacy and entreating one's home/space as if it were my own. I have a multi-faceted position that keeps me very busy, tending to accounts spread all throughout Orange County. I am an incredibly respectful individual who has worked professionally managing estates and homes; I managed a company that was entrusted to estates/families' household all throughout Malibu area for about 5 years and have 8+ years experience with caring/overseeing the elderly. I have excellent personal & professional references readily available upon request. I'm seeking a room to rent separate from the house/caretaker's studio and would prefer the Nellie Gail neighborhood due to living here currently and my equestrian background. Please let me know if this would be a good fit and thank you for reading. Naomi 310.463.0963

MISCELLANEOUS (CONT'D)

MAMMOTH MOUNTAIN RENTAL

A vacation for all seasons in the beautiful Eastern Sierra! We have a 4 bedroom 3 bath townhouse (sleeps 8) in Snowcreek V on the second tee of 9-hole Snowcreek Golf Course with a big view of Mammoth and Lincoln Mountain. There are (2) king bed master bedrooms and (2) bedrooms with twin beds that share a bathroom. This is a pet free/non-smoking (2,300 SF) home. Full kitchen & laundry. To view go to www.livesnowcreek.com and click on the Vacation Rentals pull-down menu and then Check Availability. Enter 706 for Unit #. Enter 4 bedroom 2 car garage for Property Type. Click Find then click on the photo to view the townhouse. For Nellie Gail discount call or text 949-939-6525.

CARIBBEAN ISLAND VACATION RENTALS

On the beautiful Island of Roatan we have two incredible properties. Roatan is very safe, English speaking, easy to get to (approximately 6 hours of flight time and you can fly directly into Roatan). Flights range from \$475 to \$850 round trip. The water is turquoise crystal clear and warm all year round. The scuba diving and snorkeling is first class. The two properties are 15 and 30 minutes from the airport. One property is a 3 bedroom, 3 bath, two story, 2500 square foot Villa right on the sand located on the BEST beach on the Island, West Bay Beach. It sleeps 8 comfortably. The second property is a beautiful 3 bedroom, 3 bath Casa (sleeps 6) with a Casita (large studio apartment that sleeps 2), pool and 400 foot dock on 1.5 acres of green lush landscape. It is not right on the water but you can see the water and it is only a 3 minute walk to our 400 foot two story dock that you can swim, snorkel, scuba, fish or just sit and watch the sunsets. You can rent one or both, Casa or Casita, depending on your group size. Please check out our website at www.roatanislandvacationrentals.com for more information, pictures, and pricing or call Debbie at 714-801-4257. Discount given to our Nellie Gail neighbors.

BIG BEAR LAKE VACATION RENTALS

We have 2 lovely homes in Big Bear Lake for short term rentals (available separately, but near each other if you need both for a large group). Our homes were completely renovated in 2018, and are outstanding year round vacation properties. Each house has beautiful features, decor and furnishings, making these homes comfortable, and among the most amazing Big Bear Lake rental accommodations available! One home is an adorable Cape Cod style house with 3/BR 3/B (sleeps 8), w/fireplace, BBQ Loggia, large decks and yard, W/D, and an outdoor jacuzzi. The other is a 3/BR 3/B Craftsman home (sleeps 8), w/fireplace, jacuzzi, large decks and yard, Lake views and steps to Meadow Park. Both are in town close to the village & lake. The slopes are only 1 1/2 miles away. TESLA chargers are at each house. Pet free homes. Discount given to our Nellie Gail neighbors! Check out the pictures! Please contact us: Knightaverental@gmail.com for more information and to be sent links to pictures of each property.

TEMECULA VACATION PROPERTY!

SPECIAL RATE TO NELLIE GAIL RESIDENTS ON OUR LOVELY VRBO! It is an Olive Grove Villa located perfectly about a 1/2 mile south (and in view of!) the famous South Coast and Ponte Wineries in the heart of Temecula Wine County. The Villa is perfect for groups of friends and family seeking beautiful sunsets, views of hot air balloons at dawn, privacy, and panoramic views of vineyards. Take a stroll through the endless rows of Olive Trees or variety of numerous fruit trees, and watch the sunset over the mountains as you roast marshmallows by the fire or make dinner on the BBQ. This arpx 2400sf home has what you need to enjoy a short or extended stay. This home comfortably sleeps 8 people, with 4 lovely bedrooms, a fold down sofa bed in the family room, and 3 bathrooms. This Olive Grove Oasis home is the ultimate vacation destination for anyone looking to absorb the beauty and culture of Temecula Wine County. No pets. Please see our ad on VRBO (<https://www.vrbo.com/g119837ha>) and contact us with any questions and special rate (rachel.mihai@gmail.com) We look forward to welcoming you to our loving oasis in the vines for some much needed relaxation!

FOR SALE

KOSTA BODA BLOWN GLASS

For Sale at wholesale prices! Call Bella at 949 831-8702

JOOLA INSIDE PROFESSIONAL MDF INDOOR TABLE

TENNIS Table with Quick Clamp Ping Pong Net and Post Set - USATT Approved - Ping Pong Table with Single Player Playback Mode. Table is fully assembled and folds up and wheels. Also have paddles, balls and holder. Makes a great Holiday Gift. Barely used and in great condition. Kept exclusively in the garage. Asking \$200. Text 949 290.3325 if interested and I can send pictures.

CEMETERY PLOTS FOR SALE,

6 side by side single burial plots. Great location in the beautiful Pacific View Park Memorial Park in Corona Del Mar, Orange County. Visit the park on Sea View, Lot 1258, Graves ABCDEF. \$14000.00 each; prefer to sell all six to one family, but will consider sell two at a time. If interested, please contact Tina at shiangtih@yahoo.com; or call (949) 572-8161

MARK MCGWIRE MEMORABILIA

St. Louis Cardinals Autographed Baseball Jersey with Inscription. Includes 8 X 10 Photo and Baseball Card. Encased in Display Case. Valued at \$500 OBO. Call or text Elaine @ (949) 637-4792 for more information.



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VETERANS DAY

HONORING ALL WHO SERVED

Thank You

A public holiday held on the anniversary of the end of World War I, November 11, Established to honor US veterans serving in all US related wars. It replaced Armistice Day in 1954. This federal holiday is designated as a day to honor all who have served in the military.

The Puzzle Paddock



HAPPY THANKSGIVING DAY!

Thanksgiving Stuffing

Ingredients

¾ cup (1 1/2 sticks) unsalted butter plus more for baking dish

1 lb. good-quality day-old white bread, torn into 1-inch pieces (about 10 cups)

2 ½ cups chopped yellow onions

1 ½ cups 1/4-inch slices celery

½ cup chopped parsley

Instructions

The night before, spread bread out on a baking sheet. Leave out overnight.

Preheat oven to 350°. Butter or spray a 13×9 baking dish and set aside.

Meanwhile, melt ¾ cup butter in a large skillet over medium-high heat; add onions and celery. Stir often until just beginning to brown, about 10 minutes. Add to bowl with bread; stir in herbs, salt, and pepper. Drizzle in 1 ¼ cups broth and toss gently. Let cool.

Options to add after cooling: 1" Cubed Fuji or Gala apples, dried cranberries, and/or lightly fried thick cut Bacon - 4 pieces cut to 1" slices.

Whisk 1 ¼ cups broth and eggs together. Add to bread mixture; fold together gently until combined.

Transfer to prepared dish, cover with foil, and bake 40 minutes. Uncover and bake until top is browned and crisp, 40-45 minutes longer

2 tablespoons chopped fresh sage

1 tablespoon chopped fresh rosemary

1 tablespoon chopped fresh thyme

2 teaspoons kosher salt

1 teaspoon black pepper

2 ½ cups chicken broth, divided

2 large eggs

Options: Apples, Dried Cranberries, Bacon

November

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 End of Daylight Savings - Turn Clock Back an hour	4	5	6	7	8	9
10	11 Veterans Day	12 ARC Meeting 7:00 PM Association Office	13	14	15	16
17	18	19 Board of Directors Meeting 7:30 PM Association Clubhouse	20	21	22	23
24	25	26 ARC Submittal Deadline for Dec 10th ^h Meeting	27	28 Happy Thanksgiving	29 HOA Office Closed	30

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25241 ROCKRIDGE ROAD
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SOLD PRICE \$3,100,000
7-BR | 7-BA | APPROX. 7,316 SF



25151 BLACK HORSE LANE
REPRESENTED SELLER
SOLD PRICE \$2,500,000
4-BR | 5-BA | APPROX. 4,106 SF



27641 GOLD DUST LANE
REPRESENTED BUYER AND SELLER
SOLD PRICE \$2,400,000
5-BR | 5-BA | APPROX. 5,000 SF



27192 WESTRIDGE LANE
REPRESENTED BUYER AND SELLER
SOLD PRICE \$1,875,000
5-BR | 5-BA | APPROX. 4,493 SF



25902 RICH SPRINGS CIRCLE
REPRESENTED SELLER
SOLD PRICE \$1,649,000
5-BR | 4-BA | APPROX. 3,044 SF



26131 GLEN CANYON ROAD
REPRESENTED BUYER
SOLD PRICE \$1,300,000
4-BR | 3-BA | APPROX. 3,450 SF

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25166 ROCKRIDGE ROAD
REPRESENTED BUYER
SOLD PRICE \$3,200,000
6-BR | 7-BA | APPROX. 7,639 SF



25461 NELLIE GAIL ROAD
REPRESENTED BUYER
SOLD PRICE \$2,327,500
5-BR | 6-BA | APPROX. 5,866 SF



24942 NELLIE GAIL ROAD
REPRESENTED BUYER
SOLD PRICE \$1,525,000
4-BR | 3-BA | APPROX. 2,687 SF



27192 LOST COLT DRIVE
REPRESENTED BUYER
SOLD PRICE \$1,300,000
4-BR | 2-BA | APPROX. 2,081 SF



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