

April 2024



# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



Scan me to receive  
your important  
paperwork by email

**INSIDE:**  
GALLUP PARK GAZEBO • EQUESTRIAN COMPETITION RESULTS  
SUNDAY BRUNCH AT THE WATERING HOLE



Scan me to sign  
up for important  
text notifications.



# TABLE OF CONTENTS

## Save The Date



**4/6/24**  
Wine Dinner  
at The Watering Hole  
6:00 pm

**5/4/24**  
Equine & Wine  
at The Watering Hole

**Summer Concert Series Dates:**  
June 14, 2024  
June 28, 2024  
July 26, 2024  
August 09, 2024

**On The Cover:**  
Gallup Park Gazebo

RESERVATIONS  
REQUIRED  
WITH \$50 DEPOSIT

949.613.4885

THE  
WATERING HOLE  
WHERE NEIGHBORS GATHER

*Wine Dinner*

Saturday, April 6, 2024 | 6PM

MENU

AHI CRUDO

Thin sliced Ahi crudo blackened, served on a bed of organic baby arugula topped with grilled pineapple and soft pineapple sorbetto.

J VINEYARD SPARKLING

INSALATA DI FRAGOLE E BARBABIETOLE

Golden yellow beets, organic mixed greens, strawberries, goat cheese, caramelized walnuts, strawberry dressing.

NICKEL & NICKEL CHARDONNAY

CACIO E PEPE

Traditional Italian dish that everyone loves.  
Served table side.

ENROUTE PINOT NOIR

COSTINI DI CAMICIA BRASATE

Braised short ribs, served with saffron garlic potato puree with organic heirloom baby carrots.

FAR NIENTE CABERNET

DELIZIE LIMONE CAKE

Home-made Meyer limoncello cake with mascarpone cheese topped with Meyer lemon zest.

HOME-MADE LIMONCELLO

**\$150 PER PERSON**

plus tax and gratuity

\$50 deposit required with reservation

(Adults 21 and over)



# Community Contacts



25211 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 425-1477

**Brian Mitchell** | General Manager  
bmittchell@nelliegairanch.org

**Dennis C. Moss** | Operations Manager  
dmoss@nelliegairanch.org

**Jeff Hinkle** | Facilities & Compliance Manager  
hinkle@nelliegairanch.org

**Diane Goodchild** | Community Associate  
goodchild@nelliegairanch.org

**Brenda Weber** | Financial Transactions Coordinator  
weber@nelliegairanch.org

**Mary Gonzales** | Events Coordinator  
maryg@nelliegairanch.org

**David De La Mora** | Communications Coordinator  
ponyexpress@nelliegairanch.org

[www.nelliegairanch.org](http://www.nelliegairanch.org)



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660

**Sandy Navarrete** | Clubhouse Reception Specialist  
clubhouse@nelliegairanch.org



25202 Nellie Gail Road, Laguna Hills CA 92653

Office: (949) 425-1477

Cell: (949) 371-1595

**Nikki Garcia** | Equestrian Center Manager  
equestrian@nelliegairanch.org

**Equestrian Center EMERGENCY: (949) 371-1595**

## Board of Directors

Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
John Park	SECRETARY
Joyce Taylor	CO-TREASURER
Holly Permeah	CO-TREASURER

**DISCLAIMER:** The paid advertisements contained within the *Pony Express* magazine are not endorsed or recommended by Nellie Gail Ranch Owners Association (NGROA). Therefore, NGROA may not be held liable or responsible for business practices of these companies. Any use of the "Nellie Gail" name in said advertisements is not affiliated with Nellie Gail Ranch Owners Association. Opinions expressed within are not necessarily the views of NGROA and takes no responsibility for content or claims made within.

The *Pony Express* publishes articles that are relevant to the community or are directly related to property maintenance and community activities in NGROA and are in support of the Association's purpose to preserve property values within the community. The Editor reserves the right to refuse, edit or modify any submitted material and the editor's decision is final. Submissions selected for publication by the Editor may be edited according to the space limitations of each specific issue. Publisher cannot be held responsible for copyright breaches arising from any materials supplied by a third party. NGROA Board of Directors and employees are not responsible for any errors, inaccuracies or claims in articles or advertisements printed herein. Any opinions stated herein are solely those of the individual authors and do not necessarily reflect the opinions of NGROA or its representatives.

**NOTE:** When community events take place, photographers may be present to take photos that may be used in this publication.

Renovation  
**Studio 6 Architects will find**  
New Construction  
**your dream a home.**

**Studio 6** ARCHITECTS

Architecture + Planning  
949.388.5300  
studio6architects.com

## Important Numbers

(949) 425-1477	Association Office
(949) 831-6660	Nellie Gail Ranch Tennis and Swim Club
(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
(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

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
(714) 573-6000	Fire Authority
(714) 971-2421	Vector Control

## Assessment Remittance Address

Please remit all assessments to:  
P.O. Box, 30354, Tampa, FL 33630-3354  
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 next Open Session Board Meeting and Open Homeowner Forum is scheduled for **April 16, 2024** and will be held at the Association Clubhouse.

### Executive Session starts at - 6:00 pm and Open Session - 7:30 pm

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 6:00 pm. 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
- Events Committee
- Historical Committee
- Landscape Committee
- Security Committee
- Trails and Safety Committee

# MANAGERS MESSAGE

## NELLIE GAIL RANCH'S GENERATIONS OF SPORTING EXCELLENCE

By Dennis Moss



Growing up in a competitive home with 6 older brothers I've always been drawn to the love of sports. During my early childhood, I played several sports until focusing on baseball through my young adult College years.

When I became a father of 3 sons, I realized my true passion for coaching and developing young athletes and I enjoyed watching my boys' growth as students and athletes through high school and college. As Fountain Valley High School Booster Club President for varsity football and basketball I assisted in establishing the criteria for rewarding a Memorial Scholarship (presented by a local business) for FVHS football senior student athletes and I have witnessed the positive impact sports can have on the lives of young men and women.

Working here at the Nellie Gail Ranch Tennis & Swim Club as Operations Manager I have the opportunity to be around athletes of all ages enjoying the benefits of sport and competition. In my seven plus years I have witnessed several young athletes thrive and grow in their sports of choice.

During my first year of employment, I recall watching a 12-year-old tennis player being coached by his mom practicing daily on court #1. Alex Michelsen, (19) is now playing professionally on the ATP Tour. What a thrill it was to see him on the Clubhouse TV last month winning his first-round match at the BNP tournament in Indian Wells. Alex currently has a world ranking of No. 73 in singles and is the second youngest player in the top 100.

*"Obstacles are those frightful things you see when you take your eyes off your goal."*

*- Henry Ford*

While reminiscing about Alex with Pickleball Pro, Vinnie Brascia, he reminded me of times his daughters Mary and Maggie Brascia played tennis with Alex as youths. Those tennis courts where I watched Alex play have been converted into eight Pickleball courts and now the Brascia sisters are making

a huge splash in the world of professional Pickleball. The Brascia family have been members of Nellie Gail Ranch Tennis Club for nearly two decades. The girls learned tennis at Nellie Gail Ranch when they were younger and discovered pickleball in early 2020. The girls were mainstays on our new pickleball courts nearly every day over the summer and fall. They are now playing on the PPA Tour. They were runners up in women's doubles at the 2023 US Nationals, and Mary is currently the #3 ranked singles player on



Alex Michelsen



Maggie & Mary Brascia



Tour. As a doubles team, they were recently ranked 6th in the PPA Tour power rankings. They will be in action locally in April at Los Cab in Fountain Valley, and again in June at San Clemente.

Elizabeth Bondy, who we saw as a high school player (on those same tennis courts) and part time NGROA member services staff member was coached by long-time and recently retired NGR Tennis Director, Bob Hochstadter. Elizabeth was captain of the girls' varsity tennis team and ASB Vice President at Santa Margarita High School. She went on to play Club Tennis at UCLA and has recently graduated with a degree in Psychology.



Another former Nellie Gail Ranch elite junior tennis player and resident finding success is Sahil Morey. Sahil began playing tennis at NGR at the young age of 10. The five-star recruit received a four-year scholarship last year to play tennis at Georgetown University and was ranked in the top 100 in the country throughout high school and top 20 in Southern California. The Club hosted a Georgetown University team pre-season match vs. Butler University in the Spring of 2023. The future looks bright for this Georgetown University Hoya.



My most rewarding times spent each morning are walking into the "Hideout Room" of the clubhouse greeting the Educational Enrichment Program students. A program started by Tennis and Pickleball Director, Rogan Egerton that focuses on education in the morning Monday through Friday from 9:30 am to 11:30 am and tennis instruction and training in the afternoon. One of the participants of this program who has found success at a young age is Myna Medicetty. At the age of 9, Myna decided to pursue tennis as her primary sport although she was

*"Hard work beats talent when talent doesn't work hard"*

*- Tim Notke*

competing as a club level swimmer. Myna's first tennis home was Nellie Gail Ranch, where she enrolled in the Junior Development Program in 2019. Myna started competing in USTA tournaments in 2020 at the age of 10. She was in the Top 20 in Southern CA in the under 12 category and played several national (level 1) tournaments in both under 12 and under 14 categories. In the last couple years, Myna has won multiple championships in both singles and doubles as high as level 3. Myna and her family have been Nellie Gail Ranch residents since 2021, and they enjoy being part of the community.

# MANAGERS MESSAGE

Finally, a sport on the other side of the Tennis and Swim Club. Nellie Gail Ranch resident Anicka Delgado, daughter of CEO of Evolution Swim Academy and Evolution Racing Club, Felipe Delgado, was an 11-time CIF Champion and California 2-time CIF State Champion swimmer while prepping at Santa Margarita Catholic High School. This Nellie Gail Ranch resident competed in the Pan American Games, is a 3-time South American Champion and a 2021 Olympian representing Ecuador in the 50- and 100-meter freestyle. Anicka currently attends the University of Southern California (USC) where she is a 5-time Pac 12 Champion and 5-time All American. Anicka will graduate this May with a degree in Business Administration with an emphasis in Marketing and a minor in Communication Design. After graduation, Anicka will return to Orange County to train for the 2024 Olympics which will take place this summer in Paris, France.

I look forward to seeing more student athletes here at the Nellie Gail Ranch Tennis & Swim Club. I am motivated each day by their desire to learn and look forward to seeing where they progress in life as athletes, students and young men and women of good character.

"The most important thing is to try and inspire people so that they can be great in whatever they want to do"

- Kobe Bryant

Anicka Delgado



Lic. #890504

**Nellie Gail Ranch's  
Home Restoration & Remodeling Contractor**

- Complete Home Restoration & Remodeling
- Room Additions
- Kitchen and Bathroom Remodel
- ADU Builds

**Call us today for a free quote!  
949-342-0300 | [info@arbsocal.com](mailto:info@arbsocal.com)**





# EQUINE & WINE

HORSE SHOW EVENTS | DINNER & WINE SOCIAL

**SATURDAY, MAY 4, 2024**

EQUESTRIAN CENTER CLUBHOUSE



*Save  
The  
Date*

## LIMITED TICKETS

available online starting 4/3/24  
for Nellie Gail Ranch residents  
and their guests (adults 21+)



## TENNIS NEWS AND UPDATES

Former Top 30 WTA Pro Player Alexandra Dulgheru has returned to work with the Junior Academy Team, bringing a wealth of experience and knowledge to the program. Her presence has been a true delight, especially during the BNP Event in Indian Wells, where she had the opportunity to introduce some of our junior players to tennis superstars like Carlos Alcaraz, who is pictured here with Full-Time Academy player Sofia Canaday. This interaction has not only inspired our young athletes but also provided invaluable insights into the world of professional tennis.

In addition to Alexandra's involvement, we are thrilled to celebrate the recent successes of several of our junior players. Milly Wu, Myna Medicetty, and Lyla Qian have all demonstrated their talent and dedication by claiming USTA titles over the past month. Their achievements reflect the hard

work and commitment of both the players and our coaching staff.

As we look ahead, we extend a special good luck wish to Sophia Linstrom, who will be representing our club at the prestigious Easter Bowl, a National Championship Event. Sophia's participation is a testament to the caliber of players nurtured within our program, and we have no doubt she will showcase her skills with pride.

Furthermore, we are excited to announce the upcoming commencement of the USTA Summer Ladies Leagues. If you're interested in getting involved and being part of a dynamic and supportive tennis community, please don't hesitate to contact Coach Rogan at **(949) 395-5927**. Join us for a summer filled with tennis, camaraderie, and opportunities for growth on and off the court!







Wine & Food  
\$10 Per Person,  
Reservations Required  
6:30 pm - Limited Seating

30100 TOWN CENTER DRIVE,  
LAGUNA NIGUEL

## Come join us at Salt Creek Wine Company

◀ **April 16th**  
**The World of Viking:**  
**Mediterranean Odyssey**  
Featuring Ocean Itineraries in the Mediterranean



Scan the QR code  
to Register!  
or call us!



**VIKING**  
Exploring the World in Comfort®

**CRUISE PLANNERS**  
MORE THAN JUST CRUISES

**CAROLINE SWIFT**  
& ASSOCIATES - 949.363.0430

SweetCarolineTravel.com

# ARCHITECTURAL REVIEWS

## MARCH 12, 2024 ARCHITECTURAL REVIEWS & FEBRUARY MINUTES ARE AVAILABLE ON-LINE

As part of our ongoing efforts to enhance convenience and save space, the Minutes and Architectural Review results will be accessible online for your convenience. You can easily view them by scanning the QR codes provided below:

### Architectural Review QR Code



### February Minutes QR Code



By utilizing these QR codes, you can conveniently access the information and view both reports online. Thank you for embracing this digital initiative, and we hope that it contributes to a more efficient and eco-friendly way of accessing important information. Should you have any questions or encounter any issues while using the QR codes, please feel free to reach out to us.

To receive your annual budget, audit and other important information by e-mail instead of printed mailed copy please complete this authorization via the QR Code below...





# NELLIE GAIL S.M.A.R.T

Saving Money And Resources Today

## GALLUP PARK GAZEBO

The February 1996 issue of the Pony Express reported; "A new gazebo has been completed as a centerpiece at Gallup Park". After the gazebo was completed, work commenced on the concrete path and basketball court. Continued appreciation is extended to the homeowners who served on the Board in 1995-96 whose vision converted a passive grass field into a place of gathering to foster shared community experiences.

Refresh work was completed last month to continue to protect this Gallup Park "centerpiece". Rusty railing and decayed wood was replaced and all surfaces repainted. Whether you are enjoying a

little shelter from the rain, a picnic or a great view of the park and summer concerts, please enjoy this iconic amenity of Gallup Park.

"Visionaries look into the future and see things not through the lens of current reality, but through the lens of future possibility."

- Kara Claypool



REPAIR • SALES • INSTALLATION

## We Get the Job Done Right!

FAMILY OWNED SINCE 1972

CALL OR TEXT  
**(949) 495-0835**

5 STAR COMPANY



[www.entry-systems.com](http://www.entry-systems.com)

License #916334



26941 Cabot Rd #122  
Laguna Hills

## Competition News and Updates

It was a remarkable day filled with stellar performances at the recent equestrian event, with numerous riders showcasing their talent and skill in various categories. Venom and Lane Clarke stole the show by clinching victory in the highly competitive 1.40m speed challenge, while Stella Saunders and Emilee emerged triumphant in the .95m classic, displaying exceptional precision and control. Additionally, Stella Saunders showcased her versatility by securing first place with Mayfield in the Children's Hunter Classic and then with Cody 154 in the Onondarka Medal event.

Destiny Stewart's outstanding performance earned her top honors in the children's Jumpers division, where she also claimed the championship title.

Natalie Banis and Cody 154 delivered multiple stellar performances in the 3'6 Green Hunters, culminating in a second-place finish in the prestigious \$10,000 Hunter Spectacular. P Diddy and Tauren Price showcased their expertise by securing first place in the 1.15m jumpers, while Lane Clarke continued his winning streak with Kiss Me Again, claiming victory in the 1.20m open jumpers.

Aji Abiedu and Macallan rounded off the day's success with a first-place finish in the Long Stirrup Hunters. Notably, Ashley Terrel and Warbucks delivered a standout performance, securing first place and earning the Champion title in the fiercely contested Adult Jumpers category, highlighting the depth of talent and competitive spirit at the event.







# SWIM NEWS

Hi Friends, spring is here, and summer is right around the corner. For many of our families, planning for summer is well underway. I know that planning is a big part of your life and this month's newsletter inform you about our seasonal programming offered here in Nellie Gail Ranch.

Let's start with the summer camps. **The Summer Sports Camp is selling out fast and we want our Nellie Gail Ranch families to join in on the fun. I am offering our community a 10% discount if you register in the month of April.** Enter the discount code "NGFAMILY" when you register, and you will receive the discount on Summer Sports Camp. We also offer a ½ day summer camp in Rancho Mission Viejo for families that would prefer a ½ day camp option.

On April 8th, our 4-week Junior Guard Prep program gets underway. This is a great way to get your child 'Junior Guard' ready and Evolution Swim Academy is a certified partner of both OCJG and OC Lifeguards. This partnership allows us to sign off on swimmers who achieve the swimming time standard that each program requires as a prerequisite for participation. Our second session starts May 6th and if you register for both sessions you'll receive a multisession discount.

Our seasonal swim lessons start the weekend of April 13-14th. We are offering weekend swim lessons through the end of the school year and on June 3rd we start our weekday swim lessons in addition to the weekend swim lessons. This year, you can participate in 1x, 2x, or 3x per week swim lessons.

Spring and summer also usher in our seasonal swim team offerings, where swimmers with a working knowledge of the freestyle and backstroke may participate. This is a great opportunity for our swimmers to participate on a swim team, whether spring or summer or both. Each session is 8 weeks long. I like to encourage seasonal swimmers to start in the spring so by the time summer comes around, our swimmers can confidently participate on the summer swim team and in our summer swim meet series. This program also offers multisession discounts.

Our indoor swim lessons are offered at our Mission Viejo and Rancho Mission Viejo locations. For families not wanting to swim outdoors, these locations offer flexible 7-day per week scheduling opportunities. I am proud that we can serve our community with our youth programming and that our children can learn here in their backyard. Registration for all the programs mentioned above are open and most of these programs will sell out.

Have a great spring and I look forward to being in touch soon.



**Evolution**  
Swim Academy

**FELIPE DELGADO**  
FOUNDER, EVOLUTION SWIM ACADEMY  
TEAM DIRECTOR, EVOLUTION RACING CLUB

✉ felipe@evolutionswim.com  
☎ 949.388.4545  
🌐 www.evolutionswim.com  
📍 23854 Via Fabricante Unit G4 Mission Viejo, CA 92691  
📍 28206 Airoso St. Rancho Mission Viejo, CA 92694





## PROGRAMS:

✓ **JUNIOR GUARD PREP PROGRAM**

Starts April 08, 2024  
Registration Ongoing

✓ **SUMMER SPORTS CAMP**

Starts June 3, 2024  
Registration Ongoing

✓ **OUTDOOR SEASONAL SWIM LESSONS:**

Starts April 8, 2024  
Registration Ongoing

✓ **SPRING SWIM TEAM:**

Starts April 8, 2024  
Registration Ongoing



**PRE-BALLOT NOTICE OF BOARD OF DIRECTORS ELECTION AND SPECIAL BALLOT MEASURE  
(NOTICE DATE MARCH 29, 2024)**

**Annual Meeting Dates: Wednesday, June 5, 2024 & Wednesday, June 12, 2024**

**Location:** 25281 Empty Saddle Dr., Laguna Hills

**Time:** 6:30 PM

The Annual Meeting of the Members and Election of Board of Directors is set for **Wednesday, June 5, 2024, at 6:30 p.m.** In order to achieve quorum, at least fifty percent (50%) of the Homeowners (i.e. 704 out of 1407 members) must vote. Historically, less than 50% of the membership participates in the Annual Meeting, and the meeting must be adjourned to another date. As such, the inspector of the election will not be present at this meeting. The quorum at such adjourned meeting shall be lowered to twenty-five percent (25%) (i.e. 352 out of 1407 members). The inspector of election will be in attendance at the Reconvened Election meeting scheduled for **Wednesday, June 12, 2024, at 6:30 pm** at the same location.

**This year three (3) seats are up for election. The five (5) nominated candidates that will appear on the ballot are:**

**John P. Park    Joyce Taylor    Sondra S. Garcia    Mark Fisk    Laura Zamora**

**Also included on this years' ballot will be one (1) special ballot measure for a membership vote:**

**Should Nellie Gail Ranch continue to contract for 24-hour mobile patrol services or discontinue mobile patrol services.** (A Ballot Measure Statement will be provided with the ballot that describes the scope of services and costs.)

The Board of Directors has contracted with an independent vendor, The Ballot Box, to serve as the Inspector of Election for the purpose of preparation, receipt, and tabulation of the ballots for this meeting. Each home is permitted one (1) ballot. Ballots will be mailed to the membership at least 30 days prior to the meeting and election date. Returned ballots must be received in the envelopes provided by the inspector by mail, certified delivery such as UPS or Fed-Ex, or by hand delivery to: The Ballot Box, 3315 E. Russell Rd, Ste A4-156, Las Vegas, NV 89120. The deadline for the receipt of mailed ballots is June 10, 2024, by 12:00 PM (noon). Ballots will also be accepted in the Association Office during normal business hours, and at the Adjourned Annual Meeting on June 12, 2024. The ballot mailing and the May 2024 issue of The Pony Express will have candidate bios and information.

**Please review and verify the accuracy of the information we have on file for mailing you your ballot and the person(s) who will appear on the voter list who are qualified to cast the ballot.** The Pony Express magazine mailing label and the April 2024 quarterly assessment statement has the information we reflect as current Members of Record (on title) for your property and your preferred mailing address. Only members of record may vote. Please review the names and mailing address on your assessment statement and if there is an additional person on title, trustee or person with power of attorney for your home, please provide us copy of the title or power of attorney and a request to revise the information prior to April 20, 2024. Likewise, if you have an alternative preferred address for the ballot to be mailed, please provide prior to April 20, 2024. You may e-mail to [admin@nelliegairanch.org](mailto:admin@nelliegairanch.org) or send by mail to 25211 Empty Saddle Drive, Laguna Hills, CA 92653.

If you would like a receipt for your returned ballot, you are encouraged to mail the ballot with tracking through the United States Post office, or other certified delivery service (UPS, Fed-Ex, DHL, etc.). You may also request a confirmation of receipt of your ballot via email to [info@ballotboxservices.com](mailto:info@ballotboxservices.com). Members may verify the accuracy of their individual information on the voting list by contacting the Association via email to [admin@nelliegairanch.org](mailto:admin@nelliegairanch.org). Any request to update/change information on the voting list must be submitted in writing.

The Board of Directors may call a subsequent meeting at least 20 days after the scheduled election if the required quorum is not reached, at which time the quorum of the membership to elect directors will be 20 percent (20%) of the Association's members voting in person, by proxy, or by secret ballot.

For any questions regarding the Annual Meeting and Election of Board Directors, please e-mail [admin@nelliegairanch.org](mailto:admin@nelliegairanch.org) or call the Association office at (949) 425-1477. Individual notice of this notice is available pursuant to Section 4040 if requested by any member to [admin@nelliegairanch.org](mailto:admin@nelliegairanch.org).



Experience the healing powers of  
Red Light Therapy and our effective  
Detoxification system



**Red Light Therapy Special**  
First Session \$49 Regular Price \$125

**Red Light Herapy & Detox Special \$395**  
Regular Price \$595

**Packages Availble**

Mohebbi Wellness Center  
23441 South Point Drive #170  
Laguna Hills, CA 92653  
**(949) 556-9263**  
Mohebbiwell.com

**HAYDEN SHOW JUMPING**



**DEVELOPING  
RISING  
STARS  
IN  
SHOW  
JUMPING**

**& RIDING SCHOOL**

**GROUP & PRIVATE  
LESSONS**

For riders of all ages and skill levels  
using our riding school  
horses and ponies.

**SUMMER & WINTER  
CAMPS**



**MICKEYHAYDEN.COM**

**(949) 448-0823**

NELLIE GAIL EQUESTRIAN CENTER - UPPER BARN

**Forgot You Had A View?**

**Let us  
Remind You!**

**Call Today for a FREE Estimate**

**949-637-1555**

*Serving Orange & Los Angeles Counties*

**\$25 OFF**  
*With Coupon*



**SINKO WINDOW CLEANING  
& PROPERTY SERVICES**

# Welcome to Nellie Gail Ranch

*New Residents as of 04/01/2024*

*Stephen Marriott*

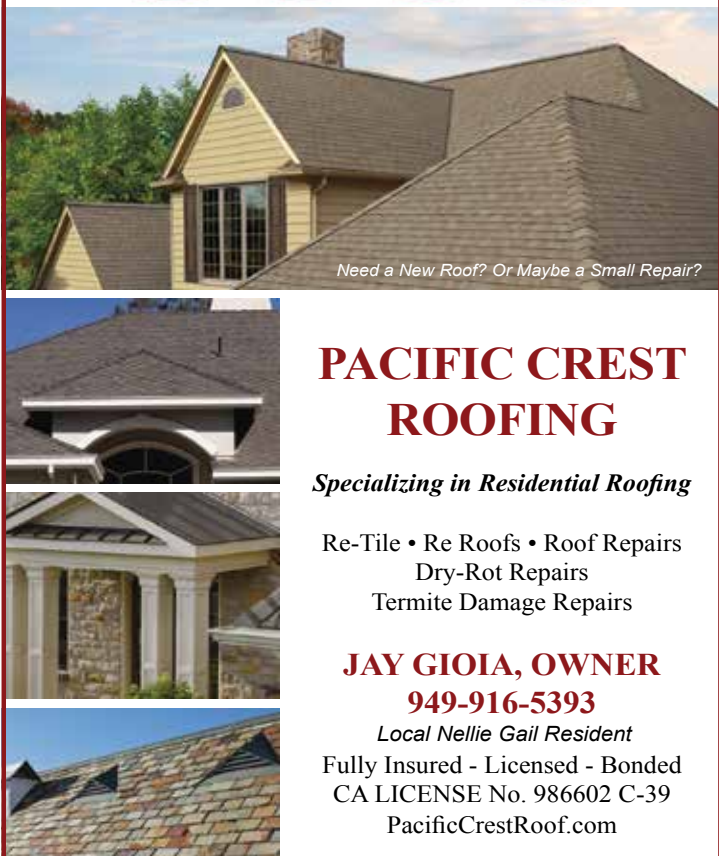



**Innovative Printing Solutions**  
Proud printer of the Pony Express

*Specialist in Printing Magazines,  
Catalogs, Newsletters & Books*

Contact us for a custom quote  
and to get the best service,  
quality & pricing for your  
**Business, Club or Organization.**  
Quantities starting at only  
500 units & mailing available.

**Printit@IPSprinter.com**  
**888.574.0005**  
**www.IPSprinter.com**



*Need a New Roof? Or Maybe a Small Repair?*

**PACIFIC CREST  
ROOFING**

*Specializing in Residential Roofing*

Re-Tile • Re Roofs • Roof Repairs  
Dry-Rot Repairs  
Termite Damage Repairs

**JAY GIOIA, OWNER**  
**949-916-5393**  
*Local Nellie Gail Resident*  
Fully Insured - Licensed - Bonded  
CA LICENSE No. 986602 C-39  
PacificCrestRoof.com



# THE WATERING HOLE

WHERE NEIGHBORS GATHER

## *Sunday Brunch Buffet*

\$25 per person | \$15 under 12

### *Breakfast Buffet*

Buttermilk Pancakes | Lemon Ricotta Pancakes

Brioche French Toast | Mini Bagels

Omelette Station

Bacon, Sausage, Eggs, Breakfast Potatoes

Pollo Parmigiana, Spaghetti Meatballs, Cheese Enchiladas.

Garden Salad

Shrimp Cocktail

Huevos Rancheros, Chefs Soup Selections

Mini Lox Bagels

Seasonal Fruit Salad

### *Beverages*

Coffee, Brewed Decaf and Herbal Teas Included

Orange, Apple or Cranberry Juice Included

Mimosa, Bellini, or Bloody Mary \$8

Soda or Iced Tea Included

Bottle of Sparkling wine with Orange Juice \$32

*Reservations Are Available*



# FRIDAY NIGHT LIVE

## AT THE WATERING HOLE

Friday Night Live at The Watering Hole was a lively and joyous musical event. Headlined by the talented bluegrass band, **The Cobblestone Ramblers**, the evening was filled with captivating melodies and foot-tapping rhythms. Residents relished the opportunity to unwind, enjoy live music, and bond with their neighbors in a warm and inviting atmosphere. It was a memorable night that fostered connections and left everyone with cherished memories of camaraderie and musical bliss.









# BUSINESS CENTER

## TO ADVERTISE IN THE PONY EXPRESS

EMAIL PONYEXPRESS@NELLIEGAILRANCH.ORG | CALL: (949) 425-1477

\* NELLIE GAIL RANCH RESIDENT-OWNED BUSINESS

### HOME & GARDEN

\* **MUDD INDUSTRIES, INC**  
Landscape Architecture and  
Construction  
(949) 716-7002  
muddinc.com  
[Back Cover]

\* **PACIFIC CREST ROOFING, INC.**  
Re-Tile, Re-Roofs, Repairs  
(949) 916-5393  
pacifccrestroof.com  
[Page 19]

**STUDIO 6 ARCHITECTS**  
Architecture and Planning  
(949) 388-5300  
studio6architects.com  
[Page 3]

\* **THE FINISHING TOUCH  
FLOORING**  
Residential and Commercial  
Flooring Experts  
(949) 770-1797  
ftfloorsinc.com  
[Page 36]

**PRINCIPLE DESIGN**  
Ojjini Arzoumanian  
(949) 302-0182  
ojini@principledc.com  
[Page 24]

\* **ARB GENERAL CONTRACTOR**  
info@arbsocal.com  
(949) 342-0300  
[Page 7]

### REAL ESTATE

**ANNIKA GODFREY**  
Coldwell Banker Realty  
(949) 683-1809  
annika@annikagodfrey.com  
www.annikagodfrey.com  
[Page 43]

**BRAD FELDMAN GROUP**  
Douglas Elliman Real Estate  
(949) 678-5198  
bradfeldmangroup.com  
[Page 50]

\* **MARTY SAMUEL**  
Realty ONE Group West  
(949) 643-1321  
marty@martysamuel.com  
[Page 24]

**TATE | LAMOTT | GROUP**  
Compass  
(949) 472-9191  
tatelamott.com  
[Pages 25-26]

### RECREATION & SPORTS

**HAYDEN SHOW JUMPING  
LESSONS AND CAMP**  
(949) 448-0823  
mickeyhayden.com  
[Page 18]

**FLEX FITNESS  
JANINA MOE**  
(949) 397-2266  
FlexFitnessoc.com  
[Page 29]

### PRODUCTS & SERVICES

**ENTRY SYSTEMS**  
Garage Doors & Gates  
(949) 495-0835  
www.entry-systems.com  
[Page 12]

**CRUISE PLANNERS**  
Caroline Swift  
(949) 363-0430  
caroline.swift@cruiseplanners.com  
[Page 10]

**INNOVATIVE PRINTING  
SOLUTIONS**  
Quality Printing Specialists  
(888) 574-0005  
(760) 420-1950  
IPSprinter.com  
[Page 19]

\* **MOHEBBI WELLNESS CENTER**  
Dr. Farhad Mohebbsi  
(949) 633-8286  
Mohebbiwell.com  
[Page 18]

**DISCLAIMER:** The paid advertisements contained within the Business Directory are not endorsed nor recommended by the Nellie Gail Ranch Owners Association. Therefore, the Nellie Gail Ranch Owners Association, the Board of Directors, and its employees may not be held liable or responsible for business practices, actions, or products of persons and/or companies who place advertisements in the Business Directory or the Pony Express magazine. Any use of the "Nellie Gail" name in said advertisements is not affiliated with the Nellie Gail Ranch Owners Association.



***Proud to be a Nellie Gail Homeowner for 40 years!  
No broker residing here has sold more Nellie Gail Homes.***



**A HOME TO TREASURE FOREVER . . . SPECTACULAR PANORAMIC VIEW**

Fabulous location on one of the finest cul-de-sac streets in Mission Viejo, plus a spectacular panoramic view of Saddleback Mountain. Six bedrooms, including the primary bedroom and 3 secondary bedrooms on the downstairs level. Approximately 2,579 sqft home on a very private 8,840 sqft lot. Great community parks, Oso Creek golf course nearby, and all the wonderful amenities of Lake Mission Viejo are yours to enjoy,

**Offered at: \$1,395,000**



*Marty Samuel*  
**(949) 643-1321**



DRE #00452321

**Want to stay updated on all Nellie Gail listing & sales activity?  
Email me for a free personalized MLS Portal: [marty@martysamuel.com](mailto:marty@martysamuel.com)**

*Nellie Gail sales based on MLS data since Oct 1989*

# GRAND OPENING

**Principle Design + Construction Showroom**  
26941 Cabot Road #103 Laguna Hills, Ca 92653  
949-302-0182 • [ojini@principledc.com](mailto:ojini@principledc.com)  
**By Appointment Only**



PRINCIPLEDC.COM

PRINCIPLE



**23 MARBLE CREEK**

IN ESCROW | \$2,900,000



**48 CREEK VIEW**

IN ESCROW | \$1,650,000



**23762 LAGARTO**

IN ESCROW | \$1,400,000

**BEN TATE**

949.244.3748

ben.tate@compass.com

DRE 01871507

**SARAH TATE**

949.244.6038

sarah.tate@compass.com

DRE 01882269

**JERRY LAMOTT**

949.244.7145

jerry.lamott@compass.com

DRE 00469045

**TATELAMOTT.COM**





**26172 BRIDLEWOOD**

SOLD | \$3,175,000



**36 NORTHAMPTON**

JUST SOLD | \$1,440,000

TATELAMOTT.COM



**THINKING OF SELLING?  
CALL, TEXT OR EMAIL TODAY!**

**TATE | LAMOTT**  
GROUP

# EMERGENCY PREPAREDNESS

## PROVIDING AID AND THE GOOD SAMARITAN LAW

*Written by Dr. Kenneth S. Cheng*

Questions of liability and fear of being sued frequently arise when volunteering or providing aid during emergencies or disasters. What liabilities exist in providing aid? Might I get sued if someone gets worse? What happens if I decide not to provide aid? How does my level of training (or lack of training) play into my liability? These are all legitimate questions that will be answered here, but first some background information.

The Good Samaritan Law of California, established in 1980, provides that "no person who in good faith, and not for compensation, renders emergency care at the scene of an emergency shall be liable for any civil damages resulting from any act or omission." The purpose of this law was to protect those who voluntarily provide aid or assistance during an emergency, regardless of level of training, as long as one acted in a reasonable manner. This statute was tested by the legal case of Alexandra Van Horn v. Lisa Torti.

On November 1, 2004, Alexandra Van Horn and Lisa Torti (both close friends) left a bar at 1:30 AM in separate cars. Van Horn was driving her vehicle

at 45 MPH when she lost control and crashed into a light pole. Torti, following behind in the second car, witnessed the accident, stopped, and proceeded to render aid to her friend. According to court testimony Van Horn's injuries were worsened by Torti yanking her "like a rag doll" from the wrecked car, rendering Van Horn a paraplegic. Torti testified that she saw smoke, feared the car was "going to blow up" and quickly removed her friend from the dangerous situation. The smoke was later determined to be either from the airbag or radiator as no fire or explosion ensued. Torti was found liable for the injuries to her friend, and furthermore, Torto was not protected by California's Good Samaritan laws.

The California Supreme Court agreed with the appellate court's ruling against Torti, that immunizing rescuers from liability applied only to individuals providing emergency medical care, citing the placement of the Good Samaritan statute in the section of the Health and Safety Code dealing with emergency medical services. It was determined that Torti's actions of removing Van Horn did not constitute "emergency medical care." At the time, this ruling significantly affected the willingness of volunteers to render aid to any victims during an emergency. How

was a layperson to determine if a victim required medical or nonmedical aid? Was removing a person from a dangerous situation a medical aid or a nonmedical aid? Because of this ruling, many started to second-guess their role as a rescuer, and many volunteer rescuers were without liability protection. The repercussions of this ruling could have had dramatic and long-lasting effects.

Recognizing the significance of such a ruling and how it would detrimentally affect volunteering or assisting in emergencies, the California Legislature passed Assembly Bill 83 which has amended the





Good Samaritan statute so that "no person who in good faith, and not for compensation, renders emergency medical or nonmedical care or assistance at the scene of an emergency shall be liable for civil damages resulting from any act or omission other than an act or omission constituting gross negligence or willful or wanton misconduct." Additionally, to emphasize the importance of this new provision, the Legislature added that the legislative intent is "to encourage other individuals to volunteer and to assist others in need during an emergency, while ensuring those who provide care or assistance act responsibly." It should be noted that you are only encouraged to act; there is no requirement to provide aid as California, unlike other states, does not have a "duty to act" statute.

So, am I covered under the Good Samaritan Law? Yes. If you should come upon an accident or emergency, you should feel free to provide aid (medical or non-medical) without fear of liability. You are covered if you:

- act in a reasonable manner and provide "due care,"
- voluntarily provide the aid without compensation or reward,
- do not have a current compensated relationship with the victim (doctor-patient, babysitter-child, etc.),
- are not in a medical facility.

What happens if my care or aid isn't perfect? The aid you provide is not expected to be "perfect." The circumstances often cause adrenaline to be elevated, thus elevating stress and anxiety. These situations may cause your CPR technique to be non-ideal, you may forget to give two breaths, bandage incorrectly or any number of other potential issues. These mistakes or omissions, if they are reasonable for the circumstances, are completely forgivable and not considered liable actions. On the other hand, if you are "grossly negligent" in your actions, such as if you have never been trained in CPR and you proceed to use the heel of your foot to do chest

compressions, this would fall outside of the realm of "reasonable" and thus you could be held liable.

What if I don't want to do anything? Because California does not have a "duty to act" or "duty to rescue" statute, one cannot be held liable for not assisting. You may want to ask yourself, however, if you were the victim needing assistance, would you want others around you to NOT act?

I have been trained to do "X", but I did not do it. Am I liable if the victim is now worse? Again, volunteer rescuers in a Good Samaritan situation are not compelled or mandated to perform any actions, even if you are highly trained in those actions. You would not be held liable in this situation.

I have no formal medical or rescue training. Does this make me more liable? No. Should you decide, in an emergency, to aid or assist a victim, as long as you provide care in a reasonable manner, then your risk of liability is zero. One way to view this is to ask, "How would someone else with the same level of training act in a similar situation?" If your actions are similar, then you need not worry about liability.

I work as a health and safety officer at my company's plant and one day while at work, one of the workers started to choke. Would I be covered by the Good Samaritan Law if I assisted? Your position is such that you are expected to provide aid or assistance in these situations. If this is the case, you would not be covered by the Good Samaritan law (but covered by your employer's liability insurance.) In this circumstance, you would want to follow the protocols established by your employer and assist to your level of training.

In summary, the Good Samaritan law, and its recent revision, is designed to protect volunteers who elect to provide emergency aid to others, regardless of whether it is medical aid or nonmedical aid. One does

# EMERGENCY PREPAREDNESS

not need to fear liability or repercussions of legal action from helping in an emergency. As always, you should act in a reasonable manner and within your scope of training, but you should not hesitate to help even if you are not trained. Do not fear getting involved, because the life saved might be your own.

## About the Author:

Dr. Kenneth Cheng, a long-time resident of Nellie Gail Ranch and a 14-year member of the Nellie Gail's Emergency Preparedness Committee, contributed many articles for the Pony Express. He was a disaster preparedness instructor with the Orange County Sheriff's Department where he served as a reserve deputy and SWAT tactical physician.



## REMINDER NO BIKES ON TRAILS

This is a friendly reminder that **bikes are not allowed on the trails due to concerns from residents and horse riders**. Biking on the trails can cause disturbance to the local residents and wildlife, and it can also scare horses that are being ridden. We kindly ask for your cooperation in adhering to this policy and encourage you to use the designated bike trails in the area. Thank you for helping us preserve the peace and tranquility of the surrounding area and maintain a safe environment for all trail users.

**WE ARE OPEN**  
FLEX FITNESS

**OUR SERVICES**

- Fitness Program
- Cardio Exercises
- Personal Training
- Complete Equipment

www.FlexFitnessoc.com  
23641 Ridge Rt. Dr. Ste. B  
Laguna Hills, CA 92653  
**(949) 397-2266**

**FLEX FITNESS**





# SPONSORSHIP OPPORTUNITIES AVAILABLE!

**Are you interested in being involved as a contributing sponsor at a future Nellie Gail Ranch Owners Association event?**

**We have upcoming opportunities for you to promote your brand to our thousands of residents and their non-resident guests at our many community events.**

We currently have sponsorship opportunities available for our upcoming and well-attended 2023 Summer Concert Series.

If you are dedicated to investing in the community, supporting our Owners Association, and believe the audience at NGROA aligns with your best business interests and core values, please contact us at (949)425-1477 and we can send you the forms to get you involved, or email:

**Mary Gonzales - [maryg@nelliegailranch.org](mailto:maryg@nelliegailranch.org)**  
**Dennis Moss - [dross@nelliegailranch.org](mailto:dross@nelliegailranch.org)**

## What you get:

We understand that your sponsorship is an investment and offer you the following value\*:

- Exposure in all promotional materials (i.e., flyers, banners, digital signage, etc.)
- Logo/brand included on our website events page and any social media announcements
- Logo/brand advertised on a full-page event flyer printed in the Pony Express
- Logo/brand acknowledged in the end-of-week email blasts to the community
- Recognition and relevant announcements during the event
- Promotional booth space at the event so the audience can see your generosity in action (sponsor provides canopy/shade cover, tables, chairs, promotional items, etc.)
- Prominent banner display at event

\*Sponsorship investment depends on the size of the event (see below).

## Sponsorship Levels and Pricing

(as of January 2023)	Large \$2500	Medium \$1500	Small \$750
# of expected guests	200+	60-199	1-59
Acknowledgement at event and in all printed and online promotions	X	X	X
Sponsor announcements during event	3	2	2
Promotional space (sponsor provides canopy/shade cover, tables, chairs, etc.)	1 booth 10'x20'	1 booth 10'x10'	1 Table only
Banner display at event	3 large	1 large	1 small

# TEAM DARKHORSE

## STATUS OF FORCES REPORT

*Written by Karen L. Robbins*

Team Darkhorse's mission statement, "Provide support and encouragement to the Marines, Sailors and families of the 3rd Battalion, 5th Marines," naturally brings us into frequent contact with both the Command Team and young Marines who compose the force. These interactions are terrific because what we witness gives us joy and hope for the future — sentiments sometimes lacking in modern life.

Why do I say this? And what makes the Marine Corps unique? I have asked myself that question and to the best of my ability have tried to answer that below.

The Marine Corps requires, and further instills, strength and selflessness. Its rituals and traditions are rooted in duty and dedication to mission. A "Brotherhood" of team spirit leads them to take tremendous pride in what they do, and a desire to be the best at what they do. For all these reasons, these young people are willing to take risks — risks which are inherent to a Marine's training and ultimately to what they train to do if necessary — enter into combat. These are truly the some of the finest of their generation. In an era when our military branches are struggling to meet their recruiting goals, the Marines have always met theirs.

Not everyone is cut out to be a Marine, or wants to be a Marine, and many parents would prefer their progeny do not. But, our country has always needed and counted on these warriors when we needed them, and for those who serve we can forever be grateful.

Quite often these young people stay in contact with us, and become almost like family.

This month, we were honored to receive invitations to life passages that these Marines experience, some to celebrate, and others at times to Memorialize. A retirement; a Command and Relief Ceremony for the Battalion Sergeant Major; a Promotion of significance for one Marine whose experiences in the Reserves led him to full time enlistment as an Infantry Marines and finally to the peak rank of Sergeant Major; and finally attendance at the dedication of a Memorial at Camp Pendleton.

On these pages we share a few photos and some words of reflection. We hope to give our community and readers a sense of the young men and women you support every time you drop a toy in the holiday collection box; donate a baby shower gift or provide a monetary donation. We thank them and we thank all of you for this effort!



### **TEAM DARKHORSE -**

*3D Battalion, 5th Marines, 1st Division Support Committee is the (all volunteer) IRS 501 (c) 3 non profit org formed in 2010, following the Laguna Hills City Council formal vote to adopt this Camp Pendleton Infantry Unit. For more information, to volunteer, or make a donation please contact President, Vanessa Kon at [vanessakon@cox.net](mailto:vanessakon@cox.net).*





## A MARINE'S RETIREMENT

*Written by Alice Robbins Patel*

How does one say thank you and farewell to a person that unselfishly sacrificed their life for the past twenty years? A prayer of gratitude. Humorous reverence. Plenty of cuss words. Pizza and beer as refreshments.

The answer is all of the above.

Last week, I attended the retirement ceremony for a highly-respected Gunny Sergeant on Camp Pendleton. I saw just a tiny sliver of the camp's 9 square miles. It is desolate stretches of winding roads marked by brown and white squat buildings surrounded by gravel lawns.

For Security purposes GPS maps are unavailable on Camp Pendleton, so we wound our way among the hills toward corrugated building with only our eyes as guides.

My mom invited me along and after years of hearing her stories, I wanted to experience the community firsthand. If you're familiar with the Laguna Hills adopted 3rd Battalion, 5th Marine

But It's not just that my Mom makes me proud; her experiences have also kept me feeling hopeful for our country.

How we honor people is often influenced by surrounding expectations. And the fact that this Sergeant, his wife, and five children accepted our country's thank you for 20 years of service in the form of a simple gathering with foldable chairs and a vinyl tent illustrate that the people who give the most in this country also expect the least.

In today's world it's easy to believe that our online world is our reality. Social media feeds are filled with groups declaring hatred for each other. Our

differences are stronger than our similarities. Being united matters less than righting previous wrongs. Each of our digital echo chambers are electrified with polarization and hyper distrust of the other side's intentions. But last week's ceremony reminded me that our country is protected by a group of people that care about a cause larger than their individual desires or differences.

The tradition and honor they uphold is a motivating, unifying force more precious than what Twitter and 24/7 cable might have us believe. On Memorial Day, and always on the 4th of July, remember that just 40 miles south is a group of people that all looked, talked and walked differently from each other but they put these differences aside to come together in a force that has forever made our country unique.

NOTE: Alice is a 2004 graduate of Laguna Hills High School, a professional writer and currently lives in Chicago with her husband Nimesh Patel and their two small boys, Krish and Arjun. Alice's brother Jack, a 2000 Laguna Hills High Graduate, served as an USMC Infantry Officer during the Iraq and Afghanistan Wars.



# TRIVIA

**Nellie Gail Ranch** had a fantastic time at the recent Trivia Night, where we came together for an evening of engaging challenges and friendly competition. We want to extend heartfelt thanks to all who attended and contributed to the lively atmospheres of the Music Mania Trivia Nights, Yacht Trivia Nights, and regular Trivia Nights, making each event a huge success. They were truly community gatherings filled with laughter, teamwork, and shared excitement for knowledge. As we reflect on the enjoyable moments of the past Trivia Nights, we eagerly anticipate the upcoming trivia nights that are sure to bring even more fun and opportunities for bonding among neighbors and friends. Stay tuned for future announcements and get ready to put your thinking caps on for more memorable evenings of trivia and camaraderie!



trivia time



# NIGHT



**Julia said** - "The Music Trivia game at The Watering Hole was a total blast! From the game itself, to the Emcees, to the family style dining and last, but extremely important, the capable servers and bartenders, everyone was competitive and tuned into have a good time!"





**LAGUNA HILLS  
CHAMBER OF COMMERCE**



**SAT. JUNE 22nd** 9am to 1pm **FREE** to the public

**SAVE THE DATE!**

**at Laguna Hills Mall**

Sponsorships Available  
[director@lagunahillschamber.com](mailto:director@lagunahillschamber.com)





LIC.# 600108



**FLOORS. INC.**

*Doing business with integrity since 1977*

**COSTA MESA**

(714) 823-8622

2956-A Randolph Ave

**LAGUNA BEACH**

(949) 770-1817

2988 S. Coast Hwy

**LAGUNA HILLS**

(949) 770-1797

25252 Cabot Rd

**LOS ALAMITOS**

(562) 493-5497

3273 Katella Ave



  
**MONARCH PLANK**  
— HARDWOOD FLOORING —



**FTFLOORSINC.COM**

TILE | CARPET | WOOD | STONE | GRANITE



# Friday Night Live

## Jamesan Zane



Friday Night Live at The Watering Hole featuring Jamesan Zane was a sensational evening filled with classic sounds reminiscent of iconic artists like Heart, Madonna, Melissa Etheridge, and Pat Benatar. Jamesan Zane's performance transported the audience back in time with his captivating renditions, evoking nostalgia and excitement among the attendees. The lively atmosphere, combined with the timeless music, created an unforgettable experience for everyone who joined the event. A heartfelt thank you goes out to Nellie Gail Ranch for their enthusiastic participation and support, making the night a resounding success and a cherished memory for all.











**(949)831-6660**

25281 Empty Saddle Drive, Laguna Hills, CA 92653

# MONTHLY MEMBERSHIP FEES

## Tennis - Swim - Pickleball

(Fees effective January 1, 2024)

Nellie Gail Ranch's facilities include 10 lighted tennis courts, 8 lighted pickleball courts (open play only), junior Olympic heated lap pool, zero-depth wading pool with water feature, large in-ground spa, and use of the clubhouse amenities, patio seating, and shower facilities. The club offers (for additional fees) private lessons by certified tennis and pickleball professionals and swim instructors, ball machine rental, racket repairs, restringing services, and camps/clinics.

Members enjoy special member-only events and tournaments as well as daily access to the association clubhouse and The Watering Hole bar and restaurant with free Wi-Fi service.

For more information about the facilities, go to [www.nelliegailranch.org](http://www.nelliegailranch.org) or call 949-831-6660.

<b>CLUB HOURS:</b>	<b>MON-FRI</b>	<b>SAT-SUN</b>
<b>Tennis Courts</b>	6am - 10pm	6am - 7pm
<b>Swimming Pool</b>	6am - 10pm	6am - 7pm
<b>Pickleball Courts</b>	9am - 8pm	9am - 7pm

NOTE: Recreation amenities close at dusk on weekends.

<b>Nellie Gail Ranch Membership</b>	<b>HOMEOWNER Monthly Fees</b>	<b>NON-OWNER Monthly Fees</b>
Family Tennis	\$127	\$158
Single Tennis	\$107	\$130
Junior Tennis	\$58	\$65
Family Swim	FREE	\$75
Single Swim	FREE	\$55
Family - Tennis & Swim	n/a	\$190
Single - Tennis & Swim	n/a	\$166
Swim Member Guest Fee*	\$3	\$3
Tennis Member Guest Fee*	\$10	\$10
Family Pickleball**	\$75	\$110
Couples Pickleball**	\$55	\$80
Single Pickleball**	\$37.50	\$55
Pickleball Member Guest Fee*	\$10	\$10

\* Member must be present with Guest.

**NOTE:** Tennis Club Membership includes use of Pickleball Courts.

\*\* Tennis and Pickleball courts are available to Nellie Gail Ranch homeowners from 11:30am to 3pm with no additional club membership.





**(949)831-6660**

25281 Empty Saddle Drive, Laguna Hills, CA 92653

# OPERATION HOURS - SPRING 2024

## Tennis - Swim - Pickleball

**UPDATE**

<b>CLUB HOURS:</b>	<b>MON-FRI</b>	<b>SAT-SUN</b>
<b>Tennis Courts</b>	6am - 10pm	6am - 7pm
<b>Swimming Pool</b>	6am - 10pm	6am - 7pm
<b>Pickleball Courts</b>	9am - 8pm	9am - 7pm

NOTE: Recreation amenities close at dusk on weekends.

For more information about the facilities, go to [nelliegailranch.org](http://nelliegailranch.org) or call 949-831-6660.

## SERVICES

### TWO FOR THE SHOW – MUSIC DUO

Planning an event? TWO FOR THE SHOW offers customized playlists, from soft rock to dance hits. Visit "Two For The Show Orange County" on YouTube for samples. Contact at 949.643.0949 (no texts) or [twofortheshowsocal@gmail.com](mailto:twofortheshowsocal@gmail.com).

### COMPLETE OFFICE AND BUILDING CLEANING

Trustworthy, insured, and with 30 years of experience, offering janitorial services, building maintenance, floor care, carpet cleaning, and more. Nellie Gail Resident Owned Business. Call 949-310-4996.

### SPANISH TUTORING AND LESSONS

Maria provides Spanish tutoring for all ages and levels. With 15+ years of experience, offering services for elementary, high school, college, conversation, and translations. Call or text at 949-836-0846 or email [mparser@yahoo.com](mailto:mparser@yahoo.com).

### EXPERIENCED AND PATIENT MATH TUTOR

A lifelong Nellie Gail resident with a Master's in Aerospace Engineering, offering math tutoring for high school, community college, and ACT/SAT. One-on-one tutoring for better understanding. Call 949-231-0977 or email [ecaiusa@yahoo.com](mailto:ecaiusa@yahoo.com).

### PIANO INSTRUCTION IN YOUR HOME

Learn the music you love from Popular, Classical, Jazz, and Blues. Children and adults welcome. I have B.A. Degrees in Music and Child Psychology and have been teaching 25 years. My website is [www.thekeyboardlady.com](http://www.thekeyboardlady.com). Email me at [marshyvonne13@gmail.com](mailto:marshyvonne13@gmail.com) or call 949-637-8208.

### CARING FUR ANGELS

Professional pet/house sitting, dog walking, and pet taxi services in South Orange County. Vickie Reyes, caregiver, ensures purrfect care for your companions. Licensed, bonded, insured, with pet CPR and first aid certification. Visit [www.caringfurangels.com](http://www.caringfurangels.com) or call 949-525-1670.

### PET SITTING

Seeking a loving, reliable, flexible resident for house/pet sitting. Call 805-714-6153 for active lifestyles and travel. Flexible for visits and stays.

### PIANO IS FOR PRESCHOOLERS, TOO!

Piano lessons for children aged two and up, enhancing concentration, memory, brainpower, and listening skills. Develop diligence, perseverance, and confidence for success in school and life. Visit [www.PianolsForPreschoolersToo.com](http://www.PianolsForPreschoolersToo.com) or call 949/246-6492.

### CALLING ALL EQUESTRIANS

Explore Equivont.com for a one-stop solution to equestrian needs. Find horses for sale, supplements, grooming products, trainers, clinics, and more. A Nellie Gail Resident Owned Business.

### BEAUTY COUNTER CONSULTANT

Contact Michelle Hudgins at 949-874-4466 for Beauty counter consulting. Visit <https://www.beautycounter.com/michellehudgins> for Clean and Vegan products.

### WRITER NEEDED

Part-time science fiction graphic novel writer sought. Pay: \$15/hr. Attend weekly Zoom meetings, write 2-3 pages weekly, and email progress. Apply at [bettsm15@gmail.com](mailto:bettsm15@gmail.com) with name, contact info, availability, resume, and writing samples.

### SAGE AND TIME WISE PERSONAL CONCIERGE

Reliable and compassionate personal assistant offering help with organizing, shopping, pet sitting, and more. Contact Donna at 949-533-9420 or [Donna@SageandTimeWise.com](mailto:Donna@SageandTimeWise.com) for a complimentary consultation.

### LICENSED MARRIAGE AND FAMILY THERAPIST

Grant, a licensed therapist, specializes in teens and young adults. Call (714) 276-8957 for a free consultation or visit [www.grant-waggoner.clientsecure.me](http://www.grant-waggoner.clientsecure.me). Office in Dana Point. License: California / 125452.

### DOG TRAINING | NO PAWS LIKE HOME

Getting a puppy for the holidays? Looking for assistance dog training to aid with a disability? Kaiden is the OC's Best Trainer. Kind, confident training from a certified trainer. (949) 297-6848 [nopawslikehome.com](http://nopawslikehome.com)

### HEALTH / PAIN MANAGEMENT / HUMAN & EQUINE

Experience Micro/Pico Current Technology for painless, drug-free healing. Ideal for post-surgery recovery, injury, and back pain. Contact [Diane@HealthnCookies.com](mailto:Diane@HealthnCookies.com) for information.

### MATH / PHYSICS TUTOR

High School math/science teacher with 30 years of experience offering tutoring in various subjects. Doorstep tutoring for Algebra, Geometry, PreCalculus, AP Calculus, Physics, and more. Call 714-296-2544 or email [dkrutcik@gmail.com](mailto:dkrutcik@gmail.com).

### SPRAY TANNING – MOBILE!

EverTan provides mobile spray tanning services in Orange County. Natural, even tan with top-quality organic formulas. Call/text Kaydance at 951-355-8044 or email [myevertan@gmail.com](mailto:myevertan@gmail.com). Visit [www.myevertan.com](http://www.myevertan.com).

### PRIVATE PHYSICAL THERAPIST

Physical therapist available for hire hourly for mobility training or to provide personal assistance in the community. Fully insured, active PT license and CPR. Do not accept insurance but competitive prices. Michele Cherow, Doctor of Physical Therapy, Mobile (949) 439-0261 or [JoyfulCelebrationsLLC@yahoo.com](mailto:JoyfulCelebrationsLLC@yahoo.com)

### DOG WALKING

April, a loving, reliable Nellie Gail resident, offers dog walking services. Call 949-310-4996 for a meet and greet.

### BABY SITTING

I am a high school student and live in Nellie Gaile and would love to babysit Please contact Beeta at 209-981-5667

### FLOWER POWER

Vine + Dandy, a Nellie Gail floral design studio, creates unique arrangements for same-day delivery, weddings, and events. Check IG: [@vinedandy](https://www.instagram.com/vinedandy) or [www.vinedandy.com](http://www.vinedandy.com). Contact Michelle at 714-756-0412.

### CHRISTMAS/HOLIDAY LIGHTS

Experienced Christmas lights installation company with 15+



years in business. Contact Brandon at 951-818-2770 for inquiries and a free quote.

#### **COMPUTER SCIENCE AND PROGRAMMING TUTOR**

AP Computer Science and programming tutor with UC Berkeley background. In-person and remote tutoring. Text Elaine at 949-300-8985 or email [ocdstutoring@gmail.com](mailto:ocdstutoring@gmail.com).

#### **SPRING-CLEANING HELP**

Is your spring-cleaning project too big to tackle? Let me help take the stress out of your decluttering and organizing project. I provide a patient, judgement free process that will help you see all that is possible at an affordable price. Call Lisa at 714-337-9624.

#### **PAIN MANAGEMENT HUMAN/EQUINE.**

Technology supports body's natural electrical conductivity, delivers precise microcurrents to promote balance, harmony within body's electrical system at points of stimulation, facilitates body's natural self-regulatory processes. Testimonials: Michelle Killebrew RPT, 40 years experience <https://youtu.be/RHAQIQ-DDz4>; Dr. Sinatra, Athletes, Equestrian Trainer <https://youtu.be/QpNdyX2TY4M>. Free Demo: Certified Technician Diane@HealthnCookies.com

#### **CLOTHING FOR SALE**

Bulk sale of 200 men, women, and children's clothing pieces for \$200. Contact Sudy at 949-294-9892.

#### **BABYSITTER**

Ability to thoughtfully connect with and care for children of all ages. Early retired HR professional and live nearby. Excellent references. Please contact Kimber at (949) 836-6742

## **FOR SALE**

#### **FRESH HONEY FOR SALE**

Local honey at \$15.00 per 12 oz jar. Contact Alberta at Hey Honey 949-646-2606 for honey sales, backyard hive rescues, and hosting hives.

#### **SWEETS DOODLES**

Supreme Goldendoodle breeder in South Orange County. Standard size puppies (50-75 lbs) born and raised at home. Professionally trained with a two-year health warranty. Visit [www.sweetsdoodles.com](http://www.sweetsdoodles.com) or call Mark at 949-228-4606.

#### **LOOKING FOR A LOVING COMPANION FOR THE HOLIDAYS?**

Party Doodles Puppies offers sweet, smart, and gentle Spotted Doodles. Black & White with unique patterns. Raised with children in South Orange County. Call 949 661-1111 for more information.

#### **GOLDEN RETRIEVER PUPPY FOR SALE.**

AKC Champion dog and is a female and born May 19, 2023. The sister has been adopted by a Nellie Gail homeowner, and the Breeder would like to keep the sister dogs together. Paperwork is available. If interested please call Floyd at 562-884-4566. The puppy is a kind and gentledog.

#### **SUPERIOR ENGLISH YELLOW LABRADOR PUPPIES!**

Beautiful dual-purpose labradors w/ multi-titled and proven field working Sire and Dam. Pedigree is loaded with Champions and Master Hunters on both sides. Nellie Gail's Doubled-Up Labradors targets exceptional athleticism, health, looks, temperament, and trainability within the breed standard. \$3k Avail by 2/3. Mike 925-872-8699

## **HEALTH**

#### **CROSS TRAIN FOR TOTAL BODY WELLNESS**

Train at home with Debra. Combining ballet barre, Pilates, and stretch for toning, lengthening, and flexibility. Call or text Debra at 949-350-5411 or email [mcm623@cox.net](mailto:mcm623@cox.net).

#### **NUTRITIONIST & PERSONAL TRAINER**

Master mind and body at home with Iden Shahir. Functional weight training for weight loss/muscle gain. Contact at (949)633-5410 or [www.livefitwithiden.com](http://www.livefitwithiden.com). Instagram: @livefitwithiden.

#### **SWIMMING LESSONS**

Learn to swim or improve skills with CPR-certified coach. 2+ years coaching experience and 12+ years in water polo. Text/call Donnie at 949-771-4044.

#### **KURE IT WOMEN'S GUILD**

Support cancer research with the KURE IT WOMEN'S GUILD. Fundraising for cutting-edge cancer research. Contact Kerri Hatfield at [kckhatfield@gmail.com](mailto:kckhatfield@gmail.com) for information.

#### **GET FITT WITH BRITT**

Certified personal trainer Britt offers 1:1 training, small groups, and youth athlete cross training in her NGR home gym. All fitness levels welcome. Call/text 949-257-2123 or [hello@fittwithbritt.com](mailto:hello@fittwithbritt.com). [www.fittwithbritt.com](http://www.fittwithbritt.com).

#### **PRIVATE YOGA LESSONS**

Expand yoga knowledge with Brittney Trujillo. 200hr Yoga Teacher with 10+ years experience. \$80 per person for an hour session. Contact at 714.234.7627.

#### **PRIVATE SPEECH-LANGUAGE THERAPY**

Speakeasy Speech Therapy offers speech-language therapy at home or clinic. Improve language, speech, and cognitive skills. Contact (949) 287-8385 or [rachel@speakeasy-speech.com](mailto:rachel@speakeasy-speech.com).

#### **HEALTH - QIGONG ENERGY SESSIONS**

Energy optimization and healing sessions offered by an experienced practitioner in Nellie Gail. Visit [c2energymedicine.com](http://c2energymedicine.com) for details.

#### **INTEGRATED MEDICINE**

includes acupuncture, PT, massage therapy, dietary supplements, microcurrent therapy. This latter Advanced Technology supports body's natural electrical conductivity, delivers precise microcurrents to promote balance, harmony within body's electrical system at points of stimulation, facilitates body's natural self-healing. Testimonial: RPT, 40 years experience <https://youtu.be/RHAQIQ-DDz4>. Certified Technician Diane@HealthnCookies.com

## **RENTALS**

#### **CARIBBEAN ISLAND VACATION RENTALS**

The beautiful Island of Roatan, very safe, English speaking, easy to get to in only 6 hours. Popular for Scuba Diving & snorkeling in turquoise crystal clear warm water. Three properties to choose from. Plenty to do. [www.roatanislandvacationrentals.com](http://www.roatanislandvacationrentals.com) or call Debbie at 714-801-4257. Mention N.G. for discount.

*Continuation on the next page.*

## MISCELLANEOUS

### HOST FAMILY - FOREIGN EXCHANGE STUDENT

Open your home to a French, Italian, or Spanish exchange student this summer for 3 weeks. Stipend available. Contact Alex at alex@oui-connect.com or 415-395-6160.

### HOUSE / PET SITTING

Seeking a loving, reliable resident for house/pet sitting. Active lifestyle, unexpected travel. Call 808-714-6153.

### CEMETERY PROPERTY

Save on Pacific View Memorial Park Newport Beach crypts. 2 side by side in Ocean View Cemetery. \$15,000 each. Call 949-215-2728.

### BRIDGE PARTNER WANTED

Bridge partner wanted to play social bridge from 12:00 - 3:00 on Mondays Please call (949) 395-6000 if interested

**DISCLAIMER:** The classified advertisements contained within the Nellie Gail Ranch Pony Express magazine are not endorsed or recommended by the Nellie Gail Ranch Owners Association. NGROA, the Board of Directors, and employees may not be held liable or responsible for business practices, actions, or products of persons who place advertisements in the Classified section.

CALL ANNIKA FOR YOUR **FREE, NO OBLIGATION** CONSULTATION TODAY.



COLDWELL  
BANKER  
REALTY



CalRE# 01322358



**JUST SOLD \$1,250,000**



25052 Ericson Way,  
Laguna Hills

**JUST SOLD \$1,750,000**



24321 Cortes Dr,  
Dana Point

949.683.1809 [Annika@AnnikaGodfrey.com](mailto:Annika@AnnikaGodfrey.com)



# ATTENTION NELLIE GAIL RANCH RESIDENTS

Stay informed and receive crucial community updates directly, we encourage you to sign up for important text messages. Simply scan the **QR code** below to subscribe. Your participation ensures that you are well-informed about matters impacting our community. Thank you for your proactive involvement.





Getting ready for a **tropical vacation**? Want to get **certified to dive**?



Learning to Scuba Dive is the first step in a journey that will **forever** change the way you experience the world. You will explore the weightless of the underwater world, interact with **stunning** marine life and discover hidden treasures beneath the surface.

For as little as \$189 (normally \$575) you can begin your Scuba Diving journey!

- additional \$165 online course fee
- All students must provide own personal equipment (Mask, Fins, Snorkel, Boots, Gloves, SMB).
- Students will receive a discount when purchased from Sea Stallion.

Certifications Includes

- 8 Days of training
- Day 1 Orientation
- Day 2-3 Class/Pool
- Days 4-8 Open Water Sessions

Please be advised that we are in the business of education and equipment sales.  
All students receive discounts on equipment purchased through Sea Stallion.  
We ask you to give us an opportunity to sell you what you need before and after certification.

Visit us at [www.seastallion.com](http://www.seastallion.com) today to learn more  
Have more questions? Want to schedule classes?  
Come into the store, give us a call (949) 699-3600 or email  
[info@seastallion.com](mailto:info@seastallion.com)  
21098 Bake Parkway  
Suite #108  
Lake Forest, CA 92630





# Nellie Gail Garden Group

By Tina Corso

Spring is here and so many questions come up about gardening. Soil is always a topic. So we decided to do a little experiment two months ago and see what our results would be. I took 6 containers and used the same amount of product in each one. Aged Steer manure, mulch, amend, our own Clay soil, homemade worm compost and then a combination of all in one container.

We planted six sunflower seeds in each one plus a live plant of the same size and health. Geranium and equal water for two months. So the results were the worm compost had the largest sunflower but the plant was dying. The amend and the mulch results were the same: no seeds grew and the plant was dying. The clay soil was the worst with no drainage and dead plants, no sprouts. But the combination of all the products had a live geranium and sunflowers sprouting up.

Drainage is the most important part in all of this. Too wet we had root rot, thus the plants died. The combination pot had the most nutrients so all the seeds opened. The worm compost had the largest sunflower, another indication of nutrients.

Nutrients and drainage are the two most important needs for plants to grow in. So how do we go forward when we need products? Ask questions and read labels if you need to buy soil. If you can make it homemade this seems to be the best solution since you can add drainage using sand or perlite and a combination of ingredients for nutrition.

Another very important factor in getting your trees to produce fruit is the PH factor. We have discussed this before but our fruit trees need a number of 6.5. And here in Nellie Gail we have alkaline soil PH number 8. So you must add either peat moss to your homemade soil or add it to the base of your trees after you have tested. Sulfur pellets will help as well. Acid mix fertilizer that you can buy will be beneficial too. Be careful not to over use or else you will drop the PH too much and not get any blossoms. Test again after a month. Pine nuggets are too strong in acid so not recommended.



Balance is so important; test your soil's PH in the fall and amend it with the correct products. Test it again before spring to double check your results. Seeing blossoms is a good sign.

So I know it seems daunting how to repair our soil to get our trees to grow and produce. The key to all of this is using red wiggler worms and making your own homemade compost. This ensures optimal nutrition that forces plants to grow faster and larger. Testing PH gives us clues to why some trees might not have fruit and we can repair this by adding either Peat moss, Acid fertilizer, or sulfur pellets. And then retesting. <https://today.oregonstate.edu/news/keeping-ph-right-range-essential>

Adding organic matter to the base of our trees creates an environment where beneficial worms and bacteria





can flourish and protect our trees against pathogens, viruses and many insects. This is key to maintenance of our trees.

What else I use on my trees beside worm compost is Azomite for minerals and trace minerals. I also will add a cup of magnesium sulfate (epsom salt) to my trees as well. If my citrus is too yellow they need minerals. And this happens more than you think, especially if it rains too much. Banana skins will add potassium along with your homemade compost. Iron and zinc are also necessary for citrus. Along with the magnesium.

Another mineral that is important is calcium. <https://www.greensitgets.com/why-do-plants-need-calcium/>

<https://www.dpi.nsw.gov.au/agriculture/horticulture/citrus/content/crop-management/nutrition-factsheets/iron-zinc>

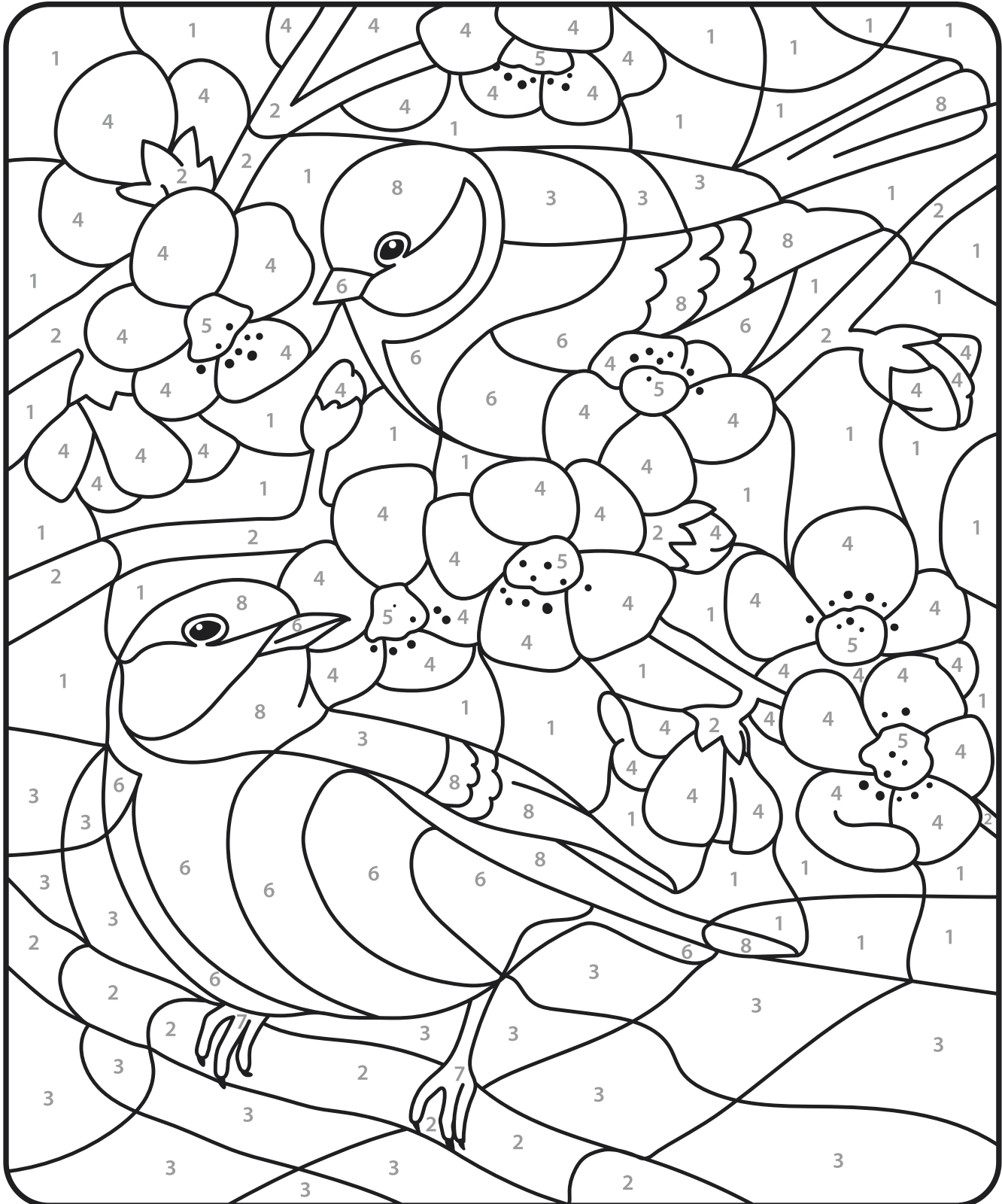
and trace minerals as well. [https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2887071/#:~:text=Plants%20require%20at%20least%2014,%20and%20molybdenum%20\(Mo\).](https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2887071/#:~:text=Plants%20require%20at%20least%2014,%20and%20molybdenum%20(Mo).)

"Plants require at least 14 mineral elements for their nutrition. These include the macronutrients nitrogen (N), phosphorus (P), potassium (K), calcium (Ca), magnesium (Mg) and sulphur (S) and the micronutrients chlorine (Cl), boron (B), iron (Fe), manganese (Mn), copper (Cu), zinc (Zn), nickel (Ni) and molybdenum (Mo)"

Everything you do will help with fruit production when you consider how to feed them correctly.

Another question is how do we stop weeds. I use a combination of white vinegar, one tablespoon of salt and a few drops of Dawn dish detergent in a spray bottle. And in full sun two sprays at the roots will kill most weeds. In a few days repeat if the weed is not dying. Do not water for a few days. We want to kill the weeds. Most of the time though I just pull them out and mulch them in the worm bins.

# THE PUZZLE PADDOCK





# RANCH RECIPE



## APRIL EGG SALAD

### INGREDIENTS:

1. ADD CAPERS, DILL PICKLES, AND CELERY SEED TO ENHANCE EGG SALAD.
2. COOK AND CHOP HARD-BOILED EGGS, RED ONION, AND FRESH HERBS.
3. MIX MAYO, MUSTARD, LEMON JUICE, SALT, AND PEPPER; ADD OTHER INGREDIENTS, CHILL, AND SERVE.
4. FOR BEST RESULTS, FOLLOW TIPS FOR COOKING EGGS, MAINTAINING TEXTURE, AND USING FRESH HERBS GENEROUSLY.
5. SERVE EGG SALAD WITH CRACKERS, GREENS, WRAP, OR SANDWICH WITH FIXINGS.
6. STORE EGG SALAD IN THE FRIDGE FOR UP TO 5 DAYS.
7. ASSEMBLE SANDWICHES JUST BEFORE EATING AND ADJUST SEASONING AS NEEDED.

### PREPARATION:

1. ENJOY THE EGG SALAD STRAIGHT FROM THE BOWL.
2. SCOOP IT UP WITH CRACKERS OR CROSTINI.
3. SERVE IT OVER LETTUCE OR OTHER GREENS.
4. FOLD IT INTO PITA OR A TORTILLA TO MAKE A WRAP.
5. MAKE AN EGG SALAD SANDWICH WITH FIXINGS LIKE LETTUCE, SPROUTS, CUCUMBER, RADISHES, AVOCADO, AND/OR PICKLED RED ONIONS.

# April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 Pick a Pasta @ The Watering Hole	5	6 Wine Dinner @ The Watering Hole at 6:00pm
7 Sunday Brunch @ The Watering Hole 9:00am-3:00pm	8	9 ARC Meeting at 6:00pm @ The Association Office . Taco Tuesday @ The Watering Hole	10	11 Pick a Pasta @ The Watering Hole	12	13
14 Sunday Brunch @ The Watering Hole 9:00am-3:00pm	15	16 Board Meeting 7:30pm @ Clubhouse . Taco Tuesday @ The Watering Hole	17	18 Pick a Pasta @ The Watering Hole	19	20
21 Sunday Brunch @ The Watering Hole 9:00am-3:00pm	22 	23 Taco Tuesday @ The Watering Hole	24	25 Pick a Pasta @ The Watering Hole	26 	27
28 Sunday Brunch @ The Watering Hole 9:00am-3:00pm	29	30 ARC Submittal Deadline for May 14th Meeting . Taco Tuesday @ The Watering Hole				



HIGHER STANDARDS | BETTER RESULTS

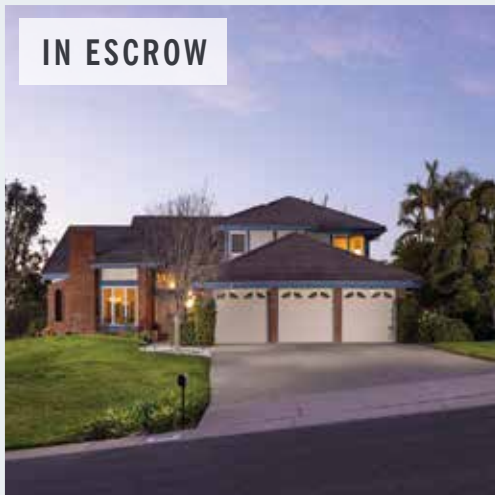
## FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



JUST LISTED

### 25745 HIGHPLAINS TER

5-BR | 4.5-BA | APPROX. 4,602 SF  
LISTED FOR \$3,400,000



IN ESCROW

### 25321 STAGELINE DRIVE

5-BR | 3-BA | APPROX. 2,936 SF  
LISTED FOR \$2,200,000



JUST SOLD

### 25352 MUSTANG DRIVE

4-BR | 2.5-BA | APPROX. 2,624 SF  
SOLD FOR \$2,300,000

## LOW INVENTORY ISN'T A CHALLENGE, IT'S AN OPPORTUNITY!

In recent months, Orange County has experienced an unprecedented dip in housing inventory. While listings may be scarce, this unique market dynamic presents a golden opportunity for both sellers and buyers eager to make their move.

► **Benefits for Sellers:**

- Your home might be in higher demand than you think!
- Less competition means more eyes on YOUR property.

► **Benefits for Buyers:**

- Buy now and watch your investment grow.
- Low interest rates + Quality homes = Perfect time to buy!

[BRADFELDMANGROUP.COM](http://BRADFELDMANGROUP.COM)

Navigating a low-inventory market doesn't have to be a struggle with the right team by your side. Curious about your home's value in today's market? Reach out for a no-obligation consultation!



**BRAD FELDMAN**

Partner | 949.678.5198  
Brad.Feldman@elliman.com  
DRE#: 01437125

**JACCI PEARCE**

Partner | 949.529.6924  
Jacci.Pearce@elliman.com  
DRE#: 01910578

**TRENT MASON**

Partner | 949.322.6977  
Trent.Mason@elliman.com  
DRE#: 02018104

BRADFELDMAN  
GROUP

AT DOUGLAS ELLIMAN REAL ESTATE

 Douglas Elliman

Broker #01947727





Presort Standard  
 US Postage  
 PAID  
 Permit No. 815  
 Anaheim, CA

Nellie Gail Ranch  
 25211 Empty Saddle Drive  
 Laguna Hills, CA 92653  
 (949) 425-1477  
 ponyexpress@nelliegailranch.org



Proudly serving and living in Nellie Gail Ranch since 1979



- Patio Covers
- Cabanas
- Pools / Spas
- Outdoor Living Rooms
- Fireplace / Firepits
- Outdoor Kitchens
- Barns
- Equestrian Facilities
- Flag Poles
- Driveways
- Fountains
- Barbecues
- Sport Courts
- Decks
- Walls
- Fencing
- Retaining Walls
- Precasts
- Demolition
- Grading
- Drainage
- Irrigation
- Aviaries
- Planting
- Lighting
- Pavers



# Mudd Industries, Inc.

www.muddinc.com 949.716.7002 tmudd@muddinc.com  
 26062 Merit Circle, Suite 107, Laguna Hills, CA 92653  
 California Landscape Architect's License - LA4843 California Landscape Contractor's License - 851763