



December 2019

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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Election Operating Rule Changes
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DECEMBER ISSUE:

Upcoming Events
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Board of Directors


Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
Alex Presley	CO-TREASURER
Joyce Taylor	CO-TREASURER
John Park	SECRETARY

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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

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(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

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 January Board Meeting and Homeowner Forum is scheduled for Tuesday, January 21st with the meeting being held 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

Events Committee

Director's Message

By Joyce Taylor



They say that the only constant in life is change. I'm definitely at a point in life where change seems to come at a rapid clip. Got a new job? Are you facing retirement? Have kids left you with an empty nest? Have long time neighbors moved away? I can say yes to all the above. Change can be

good. Change can be bad. It can be both, or it can be neither. And most certainly, our view of any change can also evolve over time.

When I moved to Nellie Gail with my husband 25 years ago, we felt like we hit the lottery. We loved our new neighbors, loved the peace and quiet afforded by the large lot sizes and abundant trees. We were pleasantly surprised

at the number of young families with kids who ended up being playmates for mine. The years have sped by, my kids are gone, and many of the neighbors have moved on. Others have done like us – aged in place. But with that shifting demographics, the occasional kid on a bike is a rare sighting. Due to disease and drought, many of the trees are gone. Even when you don't notice it, change is everywhere and inevitable.

I'm sure you've heard the proclamation that "nobody likes change." But as I reflect on the last year here at Nellie Gail, I'm excited for the completion of some of the impending transformations. Our facilities are in the process of getting a much-needed facelift; needed because doors, decks, carpet, paint, etc. have a limited lifespan. We are fortunate to have fully funded reserves so that we can repair and replace aspects of the facilities when they do reach full term. Here's an update on some of the changes underway:



- A refresh of the equestrian clubhouse is in process. After twenty plus years, the patio cover and deck railings were rotting. We have completed the replacement of both and extended the deck providing appropriate disability access. Only a pocket door and ADA compliant metal handrail remain for installation.
- Admittedly, the Association Tennis/Swim Clubhouse project is testing our patience, but I believe that the result will be worth the wait. We've been able to recapture floor space previously unusable and offer a new multipurpose room and space for a catering kitchen. Personally, I foresee sitting in the new clubhouse to meet old and new neighbors while they mingle and relax in the welcoming and firelit lobby and lounge.
- We are introducing pickleball to the community, a new sport for our tennis club. A great number of our residents have shared their excitement for the sport and expressed how social it can be. For many, it will offer a new avenue to meet their neighbors, make new friends, and stay active. I am pleased that the current board is dedicated to offering new amenities to the community while striving to respect the desire for peace and quiet of the immediate neighbors.
- At the head of each equestrian trail, you can find new trail signage. These mark the trailhead with the name of the trail in an attractive wooden plaque mounted on a fencepost. This project is almost complete, with only a handful of interior trail signs yet to be installed.
- Have you noticed the new monument and monument lighting at the freeway entrance to Nellie Gail Ranch? The crumbling concrete of the old sign has been refurbished with a look consistent with the newer monuments at Oso and Nellie Gail. Take a peek as you drive home from the freeway!
- The Landscape Committee has done a fantastic job of planning and planting new trees in the neighborhood. Loree Blough mentioned the city's involvement in last month's director's message, so I won't repeat the story. But I'm glad that we have so many folks who are dedicated to planting and

maintaining our canopy of trees for the future residents of Nellie Gail Ranch.

After all these years of calling Nellie Gail Ranch home, there are some things that have remained a constant for me. I truly believe that this neighborhood is the jewel of South Orange County. It heartens me to share that the vast majority of people I've met here in Nellie Gail Ranch are fine, upstanding, and just-plain-nice people. Through the efforts of volunteers all year, we continue to build community with events like the holiday gatherings, which in December come in the form of a visit from Santa and holiday decorating contests. Let me take this opportunity to wish you good tidings as you spend time celebrating the holidays with friends and family, and we on the board hope you have a safe and Happy New Year.



Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING REGULAR SESSION

TUESDAY, OCTOBER 15, 2019

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m.

DIRECTORS PRESENT

Mark Fisk
Paul Holland
Alex Presley
Joyce Taylor

DIRECTOR ABSENT

John Park

MANAGEMENT

Brian Mitchell, General Manager

Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Two (2) homeowners signed in for the forum and addressed the Board regarding the agenda item related to pickleball, and homeowner delinquencies.

III. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETINGS

An Executive Session meeting was held on September 24, 2019. Actions taken included:

- Approval of the August 20, 2019 Executive Session Minutes.
- Reviewed status of legal and violation enforcement matters.
- Reviewed Clubhouse contract status for implementing liquidated damages due to the extended work schedule.
- Approval of contract service agreement with Chip and Charge, Inc. for Tennis Center

programming.

- Approval of contract service agreement with Evolution Swim Academy for Swim Center programming.
- Approval of contract service agreement with MH Equine for Equestrian Center Trainer services.
- Approval of use agreement with US Pony Clubs, Inc. subject to Equestrian Committee approval.
- Approval of contract with Quezada Landscape for tree trimming/removal services
- Approval of renewal of contract with White Raven Enterprises, LLC for handyman and janitorial services.
- Reviewed and filed the Collection and Delinquency Reports
- Reviewed and filed Violation Report.

IV. CONSENT CALENDAR

Motion: Blough

Second: Presley

Resolution: To approve Consent Calendar resolutions for agenda items IV-A through IV-C.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated September 24, 2019 as presented.

B. CONSIDERATION OF APPROVAL OF AUGUST 2019 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,520,875 in reserve funds, \$1,457,445 in operating funds, \$5,400 in Petty Cash, and \$453,936 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,437,657.

Year to date Assessment Revenue totals \$2,064,777 compared to the budgeted \$2,239,944.

Year to date Total Consolidated Revenue is

\$3,535,665 to the budgeted \$3,634,444.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$250,348) compared to the budgeted decrease of (\$143,512). Consolidated Net Income year to date prior to adjustments for depreciation is (\$12,175) compared to the budgeted increase of \$152,079. Year to date reserve funding is \$516,793 compared to a budget of \$438,616. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL TO RECORD LIENS ON THREE (3) PROPERTIES

Resolutions: To authorize and instruct Management to record a lien on three (3) delinquent accounts 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:

Date	Account No.	Total Amt Due
10/4/19	0420-03	\$1,233.00
10/4/19	0455-03	\$1,233.00
10/4/19	1206-02	\$1,233.00

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.

END OF CONSENT CALENDAR

V. 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.

VI. OLD BUSINESS

No Old Business to Come Before the Board

VII. NEW BUSINESS

A. REPORT ON STATUS OF TEMPORARY PICKLEBALL COURTS FOR TRIAL PERIOD

Action: Management presented the 30 day trial period schedule for play and reported on the timing for taping lines on the courts. Management was directed to purchase some paddles & balls for players to borrow during the trial period.

B. CONSIDERATION OF APPROVAL OF 2019-20 CALENDAR OF EVENTS AND EVENTS BUDGETS

Motion: Blough

Second: Taylor

Resolution: To approve the Calendar of Events and draft budgets for 2019-20 events.

The motion carried unanimously.

C. CONSIDERATION OF SOLAR PROPOSALS FOR SWIM AND EQUESTRIAN CENTERS

This item was tabled until the November meeting.

D. CONSIDERATION OF APPROVAL OF THE DRAFT PARK BENCH MEMORIAL POLICY

This item was tabled until the November meeting.

VIII. CORRESPONDENCE

Correspondence was received and filed.

IX. NEXT MEETING

The next Open Session Board of Directors meeting is November 19, 2019 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.



Winter Wonderland

Enjoy a day of snow in the park, photos with Santa, train rides, face painting and more!

Free for Nellie Gail Ranch residents and their guests

Thank you to our contributing sponsor:



Sunday, December 15 at 11 am to 1 pm at Gallup Park

For more information visit nelliegailranch.org



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 Pony Express)

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Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on November 12, 2019.

The Next Deadline for ARC Submittal is December 30, 2019.

ADDRESS	PROJECT	RESULTS
25316 Stageline	Solar Batteries	Approved
27562 Lost Trail	Windows, Garage Door, Painting	Denied
25892 Pecos	Addition, Painting	Approved with Conditions
27292 Westridge	Resubmittal Painting & Deck	Approved with Conditions
25495 Rodeo	Painting/Stucco	Approved
25242 Buckskin	Rear Hardscape/Landscape	Approved
25342 Mustang	Roof & Painting	Approved
25901 Rapid Falls	Solar	Denied
25381 Spotted Pony	Discussion	Approved
27442 Maverick	Solar	Approved with Conditions
27172 Westridge	Artificial Turf	Approved with Conditions
25852 Desert Trail	View obstruction	Approved
25725 Highplains	Solar	Approved with Conditions
25001 Buckskin	Solar	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.

Equestrian Center News

Horse-O-Ween 2019





Stall Decorating Contest

Monday, December 16, 2019

Judging at 4 PM

Celebrate the holidays with your horse by participating in the Nellie Gail Ranch Equestrian Center's Annual Stall Decorating Contest!

Any of the boarders at the Equestrian Center can participate!

Judges will award first, second, and third places. All participants will receive a prize but only one will win the first place ribbon! Let's see those festive holiday decorations!



Tennis Center News

PICKLEBALL IS COMING TO NELLIE GAIL RANCH

Pickleball is a relatively new sport first played in 1965, which combines elements of tennis, ping pong, and badminton. The internet reflects all kinds of estimates as to how many millions upon millions of players now enjoy this sport in the US and worldwide. But what really caught our attention was a passionate group of Pickleball playing Nellie Gail Ranch homeowners who wanted a local place to play.

The first feasibility discussion was at the June Board Meeting, which was followed by an August pickleball demonstration at which temporary courts were put in place, and demonstration games were played. After further discussion, a trial period was implemented on October 21st as we set up three courts and invited our homeowners and their guests to come play. Over the course of the trial period, we had many players enjoying the courts, and homeowner players organized several Pickleball Socials that

drew a fun group to the Association Clubhouse.

We want to be sure we continue to be good neighbors to those in proximity to the Recreation Center, so we carefully evaluated which courts would be best situated for play and which hours would be most appropriate for Pickleball play. At the November 19th meeting, the Board considered member comments and support and approved converting Tennis Courts 1 and 2 into 8 Pickleball courts. We are excited to be able to provide our homeowners with this new amenity. While the sport is often referenced as a favorite new sport for seniors, it has its origins as a family game, and we are seeing families and younger players enjoying it too. **A Pickleball Membership may make a perfect gift for someone you love!!** We invite you to consider signing up for a Pickleball membership at the Nellie Gail Ranch Tennis Center. Hours and rates are reflected on the adjacent flyer.





DROP-IN PLAY COURT HOURS:

MONDAY - FRIDAY

9:00 AM TO 8:00 PM

SATURDAY AND SUNDAY

9:00 AM TO DUSK



PICKLEBALL

**MONTHLY MEMBERSHIP
STARTING JANUARY 15, 2020**

NELLIE GAIL RANCH OWNERS:

FAMILY PICKLEBALL	\$60
COUPLES	\$45
SINGLE PICKLEBALL	\$30
MEMBER GUEST FEE	\$5 PER DAY

NON-NELLIE GAIL RANCH OWNERS:

FAMILY PICKLEBALL	\$75
COUPLES	\$55
SINGLE PICKLEBALL	\$40
MEMBER GUEST FEE	\$5 PER DAY

PICKLEBALL COURTS ARE AVAILABLE TO NELLIE
GAIL RANCH HOMEOWNERS FROM 1:00 PM-3:00PM
WITHOUT ADDITIONAL CLUB MEMBERSHIP

MEMBERSHIP

- INITIATION FEE WAIVED FOR 1ST YEAR MEMBERS!
- UNLIMITED USE OF THE 8 PICKLEBALL COURTS (WITH LIGHTS)
- DAILY ACCESS TO THE ASSOCIATION CLUBHOUSE
- ENJOYMENT OF SPECIAL MEMBER-ONLY EVENTS AND TOURNAMENTS
- ACCESS TO FREE CLUBHOUSE WI-FI SERVICE

NOTE: TENNIS CLUB MEMBERSHIP INCLUDES USE OF PICKLEBALL COURTS.

**FOR MORE INFORMATION
PLEASE CALL
(949) 831-6660**

Swim Center News

By Felipe Delgado

Seasons change, but the danger never ends. Southern California is a great place to live and raise a family, and I know that providing a child with proper education is essential to their success. But education doesn't end in the classroom. Providing children with proper lifesaving skills in case of a water incident is as important to their future success as classroom education.

The Center for Disease Control (CDC) reports that the fifth leading cause of accidental death in children under the age of 1 is drowning. For children ages 1-4, drowning is the leading cause of unintentional death, and it drops to the second leading cause of unintentional death in children ages 5-9. Those are staggering numbers given that those deaths are preventable. We are in a position to make a difference to reduce the number of accidental drownings drastically, but to do so; we must act. Did you know that every day, two children under the age of 14 drown? That's two families whose worlds are torn apart, never to be the same again.

If you look at the statistics, it is evident that children need to learn how to swim early in life, the earlier, the better. What I have never understood is why we are always reactive instead of being proactive when it comes to making this a priority. Let's not wait until another young person drowns, let's push forward reform that requires young children to learn to swim in the same manner that we put so much emphasis on other aspects of their lives. If a school can require children to get vaccinated, why not require them to have water-safety certificates before enrolling? If a school

can have fire safety and active shooter drills in place, why not something for water safety? Legislatures are correct in trying to push reform for swim lessons for school-aged children, but if the statistics speak the truth, shouldn't a child learn to swim before enrolling in school?

While swim lessons are not mandatory, at least not by law, they kind of are. If you really want to give a child the opportunity to succeed in all aspects of their lives, then one of the first things that you should consider is enrolling them in a year-round swim school that can prepare them for parts of life that a classroom cannot.

Merry Christmas, everyone!

Felipe Delgado is a Nellie Gail Ranch resident, 2x Olympian, Founder & Olympic Partner at Evolution Swim Academy Mission Viejo. Evolution Swim Academy is the premier provider of swim lessons for Orange County families. Evolution offers small group sized classes that create an optimal learning environment for all students. Evolution Swim Academy also offers Parent & Me lessons for students ages 3-36 months. Visit Evolution Swim Academy online at www.evolutionswim.com



In this incredibly difficult time for my family, the kindness, thoughtfulness, and generosity of the Nellie Gail Ranch community has been a great blessing and comfort to us. We wish to extend our heartfelt thanks for the wonderful honor bestowed on my father with the installation of the Ron Larson Memorial Bench at Gallup Park. We also want to specifically thank our longtime family friend, Joan Reynolds, who led the efforts to raise money for the bench and the Board of Directors for their assistance and support.

Gallup Park was one of my father's favorite places in Nellie Gail Ranch because he was a people person who loved meeting and talking to everyone. He would often visit the park with his dog Ziggy and strike up conversations, whether it was with old friends he had known for decades or new neighbors he was meeting for the first time. He loved asking all sorts of peculiar questions and was genuinely interested in the lives of the people he met. Occasionally, he would make random observations, like that you hold on to your pencil in a unique way or that you have massively large feet, and it was always fun to watch people's reactions. These conversations and the stories he heard (and told) brought him great happiness and it has helped us these last few months to hear how much joy he brought to his friends and neighbors.

I can think of no better way to honor my father's memory than for our neighbors to enjoy the new bench at Gallup Park while having wonderful conversations and meeting fellow members of their community. Thank you again very much for your love and support.

With much love,

Leanne Larson and Glicksman Family



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Team Darkhorse

By: Karen Robbins



HOLIDAY HOMECOMINGS, AND THE MAGIC OF CHRISTMAS

November and early December were full of joy and celebrations for Team Darkhorse and our adopted Marines.

November 10th was the 244th Birthday of the Marine Corps, and that event is honored, revered, celebrated and marked each year across the Corps regardless of where the Marines may be. If deployed and unable to hold a traditional Ball, the Marines will yet find a way to honor the day.

You can read how the Darkhorse Marines celebrated their birthday aboard the ships in the Military Times article reprinted here.

Meanwhile, back home, the children and wives of the Battalion were guests at a Children's Birthday Ball, hosted by Team Darkhorse with the help of local resident sponsors Ann Campbell and Kevin Jameson (thank you, Ann and Kevin!).

The children's party was held on base, a delicious Chick-fil-A dinner was served, and dancing followed. But first, following the tradition of the Marine Corps, a Color Guard (provided by the Junior Marines) presented the Colors and the Cake to the Guest Speaker, Captain White. With a flourish, he cut the cake and presented the first pieces to the oldest and youngest Marine (in this case, the oldest and youngest child). The cake, beautifully baked and decorated, was donated by Heidelberg Pastry in Laguna Hills.

Helping the children celebrate and dance were Disney characters "Belle and the Beast," perfectly played by Brittanie Ngo and Jake Walliser.

As I write, we are gearing up for the welcome home events surrounding the waves of Marines set to return over four days in late November, as well as the Christmas Gift Drive for the children at the annual Holiday Party.

We wish all of our supporters a very merry Holiday season, and a safe and fun New Year! We will be back at it in January, and will share photos of all the coming events!



THE MARINE CORPS BIRTHDAY

Marines know. They know it's coming. They prepare for it like anyone would prepare for their own birthday – perhaps even a little bit more.

A time-honored tradition that dates all the way back to the founding of the Corps, the celebration of the birthday is practically a national holiday. Although, it may just seem that way because it is the day before Veterans Day every year, which means a day off of work to honor service members from all branches of the military.

But for the Marines, and those Sailors fortunate enough to serve alongside them, the day really is revered. Ask any Marine, past or present, active or retired, and they'll know the birthday of the Marine Corps.

The Celebration Day(s)

"When we looked at the calendar and talked it over with the ships' navigators, we realized we'd be crossing the international date line on exactly Nov. 10," said Lt. Cmdr. Matt Martinez, the plans officer for Amphibious Squadron FIVE. "We knew that repeating the Marines' birthday would mean something special."

With the schedule in hand, the Marines formulated a plan. Stoically, they dubbed the first iteration of the birthday "10A" on the plan of the day. With much fanfare, the second birthday was named "10B." Marines aren't known for their poetry.

November 10 falls on a Sunday. Most deployed ships in the U.S. Navy enjoy a "holiday routine" on Sundays, and the ships of the Boxer ARG are no different. On 10A, in accordance with tradition, the USS Boxer hosted a brunch to boost the morale of the crew. A time to unwind a little and decompress from the rigors of a deployment, deployed brunch is a sacred time full of camaraderie and typically, an all-you-can-eat buffet.

On 10B, the birthday celebrations aboard ship began with remarks and a traditional cake-cutting ritual featuring the oldest and youngest Marine in the unit. The ceremonies take on an abbreviated form while forward deployed. The party is a bit shorter because the work is still happening. Gone are the dress blues, replaced by camouflage utilities, maintenance coveralls, and flight suits. However, while some details may be different, the reason why the Marines care so much about their birthday, and why they'd want to have two of them – that doesn't change a bit.



Emergency Preparedness for Animals

By Robert Bettey, DVM

When a disaster strikes, you'll be ready to make the best of a bad situation because you've given thought to what you'll need and have made an effort to be prepared, but what about your pets? Well, they're going to prepare too. Unfortunately, they're going to prepare for the disaster the same way they prepare for every day – by depending completely and totally on you for everything they need.

To provide for your pets in an emergency, you'll need to be aware that they may not behave as they usually do. They will experience the same changes you do, but they will be unable to comprehend them. They may be scared, fences may be down, safe water may not be flowing from your taps, and it may be very difficult to get them food and supplies.

Just as with us, shelter and water are at the top of the list of

necessities for survival of your pets. Even though Fluffy and Muffin may have never seen a crate or carrier, it's a good idea to have one available for each of them. Just as you will feel uneasy about changes in your life, so will your pets. Pets that are normally social and get along well with each other may become frightened and revert more to their innate self-preservation skills. Having a separate "safe" carrier for each pet may prevent him or her from injuring one another.

Arrangements should also be made for large animals too. Since we can't build separate emergency housing for them, we need to find another means to keep them safe in the event their shelter is destroyed or becomes structurally unsound. Using a neighbor's livestock area is the best option, but portable corrals or livestock panels can work very well. Another option is to have a long cotton rope and a stake to anchor it in your yard or available field. Admittedly, staking a horse that's not accustomed to it can create injuries, but it's exponentially better than letting them roam free in the city. Halters and lead ropes are a must-have item. They need to be located close to the stall where emergency personnel can easily find them, and each should be labeled with contact and location of origin information. Finding where a horse came from is often very difficult following mass evacuations. Broodmare collars that clip around the neck with owner ID and information work well in an emergency and don't interfere with haltering or transporting. Microchipping is another safe and effective means to identify your pets should they escape or be transported to an unknown location.

Reptiles are much easier to move if need be. They can be safely kept, temporarily, in a pillowcase for transportation. Birds, hamsters, and the pet chinchilla will likely be at home in



their normal residences, but consideration needs to be given to transport if they live in large cages. If you need to leave your home to survive, so do your pets. Be aware that most shelters for people will not accommodate pets in an emergency.

Now that you have a safe shelter for your pets let's consider water. Most animals can only survive a few days without water. If you own a Kangaroo Rat that can extract water from the seeds it eats, water isn't a problem. (However, owning an endangered species may be a problem.) Dogs and cats are relatively easy to take care of by storing bottled water. They each require about 2 to 3 cups of water per day per 25 pounds. In the case of horses, dehydration is a much bigger problem. A horse can become seriously sick and dehydrated in as little as one day. On average, a horse in this area requires about 9 gallons of water a day to survive at rest. If they are working, that amount can double. Most emergency advisors recommend keeping a 3-day supply of water on hand for individuals – the "72 Hour" kit. For livestock, this is totally inadequate; when first responders arrive on the scene in 72 hours, they aren't going to arrive in potable water trucks. Prepare for your horse being without water for at least a week. That means one 55-gallon drum for each horse in your care for each week they may be without water. Water drums can be placed adjacent to the stall so you can use the water and refill the drums periodically; once every two months is recommended. The water should be periodically replaced to keep it fresh. A good practice is to use the water in the drums for your horse from time to time, so they will get used to the taste and smell of the water before they are forced to drink it in an emergency.

Most of us have more than a



week's food on hand for even our largest pets, so in most cases, food shouldn't require a great amount of special consideration.

Finally, keep a list of friends that can board your horse and care for your small animals in case you need to leave the area and can't take them with you. Hopefully, if you stay, their comfort will be greatly improved by the time you've spent preparing for the disaster before it happens.



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Security Safety Tip of the Month: Home Security Best Practices

Written by: Security Committee Member, Stephen Blythe

Unfortunately, most homes are not very secure. However, multiple layers of security encourage intruders and burglars to bypass your home for an easier target. As homeowners, we must balance security with livability.

Your best defense is to make your house look occupied, as this will deter most intruders. If it looks like someone is at home and active, potential intruders will not even enter your property or try to gain entrance to your doors and windows. As I drive around the neighborhood at night, I see a significant number of homes that just look unoccupied. No interior light on. No outside landscaping and significant foliage to allow intruders to hide behind while gaining access to your home through windows. If you were a burglar, would you choose a dark home or a well-lit home?

Adding automated light systems to your home, such as Lutron's Caseta light switches (<https://www.casetawireless.com>) or the numerous plugs that are available to work with Apple Home Kit or Amazon Alexa and Google Home, allow you to turn on and off lights to provide the appearance that you are at home. Mix it up a bit, with the pattern changing on different days. Add a sound source like music or a TV, and your home feels occupied even if you are not home. They also add to the livability of the home by turning on zones in your home at dusk and automatically off at bedtime.

Outdoor lighting makes your home more visibly attractive, increases safety and security, provides increased visibility to neighbors to notice suspicious activity and less attractive to intruders. With today's LED

low voltage lighting, you can light your home very inexpensively.

We need doors to enter our homes and windows to provide light and view our environment. Windows and doors are easily broken for someone who is determined to enter your home. However, some simple changes can provide additional security. Install deadbolt locks – preferably smart locks that notify you when the lock is opened or closed and what the current status is. These locks can be remotely locked if you forgot to lock it when you left and can also be used to allow some into your home while you are away.

In addition to adding deadbolts or smart locks, consider fortifying doors with door armor kits to strengthen the weak parts of the door and installing security bars on the sliding doors. These will slow down intruders, and the additional effort and noise will create unwanted attention.

Garage doors can easily be opened and provide convenient access to your home. Consider adding a garage door monitor such as MyQ bridge (myq.com/) to allow you to open, close, and monitor your garage door status via your phone. You can receive notifications when the door opens on your phone. You can also set timers to auto-close your door if it's been open too long or automatically at night. The Amazon Key App also works with MyQ to allow Amazon to put packages directly in your garage. A motion sensor in your garage is convenient and brings attention to an open garage door. Also, lock your inside garage door. All too often, we leave them unlocked, thinking the garage door is secure. If you park your car outside, put it in the driveway to show you are at home. Also, lock your car. It amazes

me how many unlocked cars are broken into on the police blogs.

Glass is easy to break; however, adding double pane glass or security glass film to existing glass reduces the ability of an intruder to enter the home undetected by breaking through your windows.

Signage is inexpensive and an easy deterrent to intruders. Signs notifying of alarms, dogs, cameras, or guns are all concerns to an intruder.

Alarm systems are a good line of defense for your home security. A good alarm system should have both internet and cell connection to an alarm call center. Each door and window should have sensors. It's important to cover 2nd story and windows and balcony doors as well. It's easy to gain access to the 2nd story with a ladder or grappling device. Smoke, fire, and glass break sensors also add an extra level of security. A phone app alarm monitor also allows you to check on or change the alarm status. Of course, an alarm has little value if you do not turn it on. Turn it on even for those quick trips to the store. Intruders can be monitoring your home and only need a few minutes to get in and out with your valuables.

Cameras add a significant enhancement to home security. In addition to capturing images of intruders, they can be used to monitor your home, pets, or loved ones. Multiple cameras inside and outside your home covering all entrances and living areas will aid authorities in capturing intruders as well as a significant deterrent when they see cameras around your home. These cameras should be connected to a cloud or DVR recording device with internet connectivity to allow you to view the cameras when you get an alarm or camera motion notification that will allow you to determine if it's an intruder, pet, or family member. The Ring or similar doorbell (ring.com) is another camera system that deters intruders and captures images for later prosecution. Snapshots and video can also be shared with the ring neighborhood to warn your neighbors and provide evidence to the local authorities.

To recap, best practices for home security include a multi-prong security approach by following these examples:

- Make your home look occupied
- Adequate home and landscape lighting
- Eliminate hiding places around your home. Keep your vegetation trimmed
- Light timers – with different settings
- Lock your doors and windows – add smart deadbolts
- Install door armor kits to strengthen weak parts of doors
- Install security bars on sliding doors
- Garage door monitors
- Add door and window security film to reduce break-ins
- Secure ladders and other methods of reaching the home with 2nd stories
- Add warning signage: dog, alarm, camera etc., All deter intruders
- An alarm security system than monitors the entire house
- Camera systems that cover inside and outside the home
- Camera doorbell systems

Security is not a one and done upgrade to your home. New products are introduced daily that help you secure your home and add real functionality and value to your lifestyle. For example, today's cameras are cheaper and better than just five years ago. These products make our homes smarter and add to our ability to control our environment. Hopefully, following these best practices will assist you in securing your home.

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**OFFICIAL NOTICE OF ELECTION OPERATING RULE CHANGES
DECEMBER 10, 2019**

Nellie Gail Ranch Owners Association’s Election Rules and Procedures are being entirely rewritten to ensure that they are in compliance with the most recent amendments to the Davis-Stirling Act, which were signed into law October 12, 2019 and become effective January 1, 2020. To comply with law to implement the new legislative requirements by January 1, 2020, the Board adopted these rules at its November 19, 2019 meeting.

The purpose of this notice is to offer Nellie Gail Ranch Members an opportunity to provide comments on the new rules and to propose changes as may be desired. In accordance with California *Civil Code* section 4360, which requires the Association to provide the Members with a minimum of twenty eight (28) days general notice of proposed rule changes, the Board will be reviewing Member comments and considering further revisions as may be proposed at its January 21, 2020 meeting.

An explanation of the purpose and effect of each section of the new rules is presented under each heading that follows the name and number of each rule.

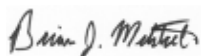
Section	Purpose and Effect
Section 1. Application of Rules	This provision applies these election rules to all matters presented for a membership vote. The rule further provides that the election rules were intended to comply with <i>Civil Code</i> Section 5100 et seq.
Section 2. Membership Voting	This section describes the classes of voting membership as set forth in the Governing Documents.
Section 3. Record Date	This section fixes a default record date, determining member voting eligibility, to the date the ballots are mailed. Thus, unless otherwise set by the Board, Members as of the date of mailing will be eligible to vote. Members must also provide updated mailing address to the Association up to five (5) days prior to the record date.
Section 4. Candidate Qualifications	Individuals who fail to meet these requirements will not qualify as an eligible candidate.
Section 5. Director Requirements	Directors who fail to meet these requirements will no longer qualify to serve on the Board and may be removed.
Section 6. Nominations	Members may nominate themselves as a candidate. Additionally, every qualified member who returns a candidacy

	form by the deadline shall be included in the ballot mailer.
Section 7. Ballot Distribution.	Ballots shall be distributed to each Member reflected on the membership list as of the record date. Ballots submitted by a person with general power of attorney for a Member, if valid and timely returned, will be counted by the Association.
Section 8. Solicitation Materials.	All candidates shall have equal access to Association mailings, newsletters, and websites, if such access is provided. Notwithstanding, the Association limits the amount of content any individual candidate may provide for publication. The intended effect is to prevent excessive mailers and to create equity in the amount of material or space available to each of the candidates.
Section 9. Proxies.	This section states the Association's rules relating to the use of proxies.
Section 10. Availability of Meeting Space.	The Association shall provide access to common area meeting space for any reason reasonably related to a membership vote. Notwithstanding, the Association may fulfill this obligation by hosting a "Meet the Candidates Night."
Section 11. Inspector(s) of Election.	Persons or entities that fail to meet the requirements of this section may not serve as inspector of election. This rule also sets forth default procedures as to how the inspector(s) of election is/are selected; how election materials are sent, received, and stored.
Section 12. Meeting Conduct.	This rule sets forth the rules governing conduct at any election.

The Board invites your comments on these Operating Rule changes. Proposed changes will be considered by the Board at its open session meeting set for **Tuesday, January 21, 2020. The meeting will be held at 7:30 p.m. at the Association Clubhouse.**

Comments may be submitted via email to admin@nelliegailranch.org, may be delivered to the meeting, or may be mailed to 25211 Empty Saddle Drive, Laguna Hills, CA 92653.

On behalf of the Board of Directors,



Brian Mitchell
General Manager
Nellie Gail Ranch Owners Association
949-425-1477

NELLIE GAIL RANCH OWNERS ASSOCIATION

ELECTION RULES AND PROCEDURES

1. **Application of Rules:** These rules shall apply to any meeting of the membership or solicitation of membership approval by a ballot vote (i) regarding matters specified in California Civil Code Section 5100(a), and (ii) any other matter unless the Association's Board of Directors has elected to conduct such vote or solicit such member approval for such other matter in accordance with California Corporations Code Section 7513, in which case the provisions of (A) Corporations Code Section 7513, (B) the Association's Bylaws, and (C) other applicable provisions of the California Corporations Code will apply to the exclusion of these Election Rules and Procedures. The Election Rules contained herein are intended to be in compliance with Civil Code Section 5100 et seq., and should be interpreted as such.
2. **Membership Voting:** Pursuant to the Association's governing documents, every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessments by the Association shall be a Member of the Association. Each Member shall be entitled to cast one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be cast at the Lot owners determine among themselves, but in no event shall more than one (1) vote be cast with respect to any Lot.
3. **Record Dates:** In the absence of a specific resolution of the Board for any given election, the record date for determining the right of a Member to receive notice and to vote shall be the date that ballots are distributed, and shall include all separate interests reflected in the Association membership list as of such record date. Members may verify and update their individual information contained in the Association's records anytime up to the date ballots are distributed, and are encouraged to review their personal information by the deadline set for submitting nominations of candidates to ensure Members review their personal information at least thirty (30) days before the ballots are mailed. The voter list shall include for each separate interest: (1) name; (2) voting power; (3) the separate interest address, parcel number or both; and (4) the mailing address, if different. The voting period shall start when ballots are distributed and shall close when the ballots are counted. The polls shall close for any Member vote as specified in the ballot materials or as determined by the Inspector(s) of Election at any Member meeting.
4. **Candidate Qualifications:** The affairs of the Association shall be managed by a Board of five (5) Directors. The term of office of each Director shall be two (2) years. The term of office for a Director who is appointed or elected to fill a vacancy created by resignation, death, removal or judicial adjudication of mental incompetence shall be the balance of the unserved term of his or her predecessor. Subject to Civil Code §5105, all Candidates for the Board must meet the following qualifications:
 - a. The Candidate must be an Owner. If title to a separate interest is held by a legal entity, such entity may appoint a natural person to serve or vote on such entity's behalf by delivering evidence of an appropriate written appointment to the Association;

Adopted November 19, 2019

- b.** The Candidate must be current in the payment of all regular and special assessments. For the purposes of these election rules, “current” means no regular or special assessment is past due by more than thirty (30) days, or such period of time as is specifically defined in the Association’s collection policy;
 - c.** The Candidate may not hold a joint ownership interest in the same separate interest as any other candidate or incumbent director; and
 - d.** The Candidate is not eligible to run if the Association is aware or becomes aware of a past criminal conviction that would, if the Candidate were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association’s existing fidelity bond coverage.
- 5. Director Requirements:** To remain qualified to serve on the Board of Directors, an Owner who has been elected to the Board of Directors must:
 - a.** Be current in the payment of all regular and special assessments;
 - b.** Comply with all state and federal labor laws with respect to board members, committee members, vendors, the property manager and staff, and any other persons associated with or retained by the Association.
- 6. Nominations:** Nomination for election to the Board may be made from any qualified Member. Any Member may nominate themselves as a candidate. Every qualified Member returning a candidacy form by the deadline established in any candidate solicitation shall be included on the ballot and in any associated ballot materials. Nominations may also be made from the floor at the annual meeting.
- 7. Ballot Distribution:** A ballot shall be distributed to every Member reflected in the Association membership list on the date that ballots are distributed. Replacement ballots will be provided upon request to anyone who was a Member as of the date when ballots were distributed. The Association shall not deny a ballot to a person with general power of attorney for a Member. A ballot submitted by a person with general power of attorney for a Member, if valid and returned by the applicable deadline, shall be counted by the Association. At least thirty (30) days prior to any election, the Inspector(s) of Election shall deliver or cause to be delivered a ballot to each Member reflected on the voting list, along with a copy of these election rules. Delivery of these election rules may be accomplished by posting them on an internet website and including the corresponding internet website address, in at least 12 point font, the phrase: “The rules governing this election may be found here:”.
- 8. Ballot Materials:** Every Candidate and Member shall have equal access to the Association mailings, newsletters, and website during a campaign, if any such access is provided, for the publication of viewpoints reasonably related to any issue presented for membership vote.

Adopted November 19, 2019

- a. **Content:** The Association does not edit or redact any content provided by a Candidate or Member. The Candidate or Member creating such content, and not the Association, is responsible for any published statement.
- b. **Limitation on Publication Space Made Available:** So long as each Candidate and/or Member is provided the same opportunities for publication, the Association may restrict the availability of any publication by limiting the printing space made available or the number of words that will be included from each Candidate or Member included in the publication. In the absence of more restrictive limitations adopted by the Board for any particular matter, each Candidate and/or Member shall be limited to no more than 350 words for any one publication. The Board may, in its sole discretion, present a candidacy questionnaire with questions for all interested Candidates and/or Members to complete. If such a questionnaire is provided, then the Association will only print the answers to such questions and may impose a limitation upon the number of words for the response to any question presented.

9. **Proxies:** Proxies are not permitted.

10. **Availability of Meeting Space:** Access to common area meeting space shall be made equally available, at no cost, to all Candidates and/or Members desiring to use such space for any reason reasonably related to a membership vote. The Association may meet the requirements of this section by hosting a “Meet the Candidates Night”, or other such special meeting, so long as every Candidate and/or Member is provided with an equal opportunity to participate in the event.

11. **Inspector(s) of Election:** Prior to the presentation of any issue to the Members for a membership vote, the Board may appoint one (1) or three (3) Inspector(s) of Election. In the absence of a specific appointment by the Board, or in the event that an appointed Inspector is unable or unwilling to serve, then the Members in attendance at any duly held meeting of the Members at which a quorum is present may elect an Inspector or Inspectors to serve.

Any Inspector(s) of Election must be an independent third party. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services other than serving as an Inspector(s) of Election. An Inspector may not be: (1) a Director; (2) a Candidate; (3) a Director's relations; or (4) a Candidate's relations.

The Inspector(s) of Election may appoint and oversee additional persons to verify signatures and to count and tabulate votes as the Inspector(s) of Election deem appropriate, provided that the additional persons satisfy the eligibility requirements for service as an Inspector of Election.

In the absence of a more specific determination by the Inspector(s) of Election, the Association's management company shall prepare and retain the association election materials (i.e., the candidate registration list, voter list, ballots, signed voter envelopes, and any proxies) for a period of three (3) years following any election.

Adopted November 19, 2019

Inspector(s) of Election shall perform all duties impartially, in good faith, to the best of their ability, as expeditiously as practical, and in a manner that protects the interest of all Members of the Association.

Pursuant to Civil Code §5200, returned ballots, signed voter envelopes, the voter list of names, parcel numbers, voters to whom ballots were sent, and the candidate registration list shall be available for inspection as an “association election record”. In accordance with Civil Code §5125, the sealed ballots, signed voter envelopes, voter list, and candidate registration list shall at all times be in the custody of the Inspector or Inspectors of Election, or at a location designated by the Inspector or Inspectors, until after the tabulation of the vote.

The Association and/or the Inspector(s) of Election shall not distribute lists, or other documentation or information, describing who from the membership of the Association has or has not voted in an election, and said information shall not be distributed to any Member of the Association, including Candidates, until after the election is complete.

The Association and/or the Inspector(s) of Election shall not distribute lists indicating when a particular ballot was received by the Inspector(s) of Election and/or the Association. Confirmation that a Member’s ballot has or has not been received, and the date received, may be communicated to that requesting Member only.

12. **Meeting Conduct:** Any counting of ballots shall be done at an open meeting of the membership or the Board of Directors. Any Candidate or Member may observe the count, but shall stand at least five feet away from the Inspector(s) of Election. No person may harass, cajole or otherwise interfere with the Inspector(s) of Election while the count is taking place. Persons not specifically authorized to do so may not touch any secret ballot or other election materials. All ballots will be made available for inspection by any Candidate or Member during regular business hours at the Association’s management office once the meeting is concluded. Any person violating this section may be asked by the Inspector(s) of Election or the meeting chair to leave the meeting to prevent further disruption.

Adopted November 19, 2019

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PONYEXPRESS@NELLIEGAILRANCH.ORG

ADS ARE FREE TO NELLIE GAIL RANCH RESIDENTS.

\$10/MO. PER AD FOR NON-RESIDENTS.

PLEASE NOTE CLASSIFIEDS IN THE SUBJECT LINE

SERVICES

HOUSE AND PET SITTER

I am responsible, non-smoker, retired teacher who loves animals and will treat your home and pet with TLC. Contact Sally Lamson at (949) 403-4291. I can provide references.

CHINESE TUTOR

Tutor High school Chinese courses for preparation of IB Chinese test, SAT II Chinese test. For details please call 949-231-0977 or email to ecaiusa@yahoo.com

EXPERIENCED & PATIENT MATH TUTOR - LIFELONG NELLIE GAIL RESIDENT

Master's Degree in Aerospace Engineering from UCI. I have tutored all high school and community college. Math subjects, ACT & SAT Math. One on one tutoring to explain in detail for better understanding. (A lot of my students complain their teachers do not explain enough). I am a substitute Math teacher at private schools. For details please call 949-231-0977 or email to ecaiusa@yahoo.com

MUSIC LESSONS BY ANNE

Piano, voice and guitar. Patient, experienced teacher in Nellie Gail since 1987. Masters degree in Music from UC Irvine. \$35 per week for a 30 minute private lesson. Call Anne Ausmus at (949) 273-9964.

SOLAR FOR YOUR HOME,

Nellie Gail resident is in SOLAR design and installation business. Free estimates.

Manny Paul Parang

adv-solar.com 949-289-2540

CARING FUR ANGELS

Professional pet/house sitting, dog walking, pet taxi and related services in South Orange County. While you're away, purrfect care for your companions and home! Contact Vickie Reyes, caregiver, (949) 525-1670 or email vic@caringfurangels.com to set up your complementary meet and greet. Licensed, bonded, insured, along with pet CPR and first aid certified. Visit www.caringfurangels.com for info.

GIRLS LACROSSE LESSONS

Former Division 1 player back in the Orange County area looking to help kids from beginning to advanced levels take their lacrosse game to the next level. Experienced in all areas of the field including: defense, midfield, and attack. Accolades include numerous team and conference honors in both high school and college. Contact Marcy at (949) 228-0259 or email marcy.levatino@gmail.com for more information.

COMMERCIAL CLEANING/JANITORIAL SERVICE

Cleaning done right! Trustworthy, dependable, fully insured and ready to meet your needs. Celebrating 26 years in business. Nellie Gail Resident - Owned Business. Call 949-310-4996

BABYSITTER

15 year old honors student and Nellie Gail resident looking to make some money over the summer by babysitting. Has had lots of experience with kids and is very patient. Charges \$12 and hour +\$5 for each additional child. Contact Celeste at (949) 204-4756 for more information.

ENTRY SYSTEMS

Car trapped behind a broken garage door? Driveway gate won't close? Entry Systems is your local family-owned garage door and automated gate expert since 1972! We offer new garage door installations, repairs on openers and gates, cutting edge smart home integrations, extra remotes, and more. Stop by our design center in Laguna Hills to see for yourself how significantly a new garage door would increase the beauty of your home. Replacing your garage door yields the highest return on investment for all home renovation projects! Call us at 949-495-0835.

FIVE STAR TURF

Five Star Turf specializes in Residential Installation of Synthetic Turf. Over 7 years experience in Orange county, TURF is all we do. We WILL NOT BE UNDERSOLD! We will beat any licensed and insured contractor bidding like kind and quality products. All products are US made and come with a 15 Year Manufacturer's Warranty! Local references available upon request. Call Mike at 714-599-1722

PERSONAL ASSISTANT

I'm offering my services as a reliable, experienced and professional personal assistant handling private/business matters.

Multitasking household and office duties, organizing, project management, child/pet care with flexible hours plus more.

Call/text: 310.717.4371 or email: designerbeata@gmail.com

CROSS TRAINING

Cross train in your home at your convenience. Get in shape, inspired, encouraged and enjoy it! Combo. ballet barre (no experience needed), Pilates and stretch. Tone, lengthen and improve flexibility. Call or text Debra at 949 530-5411 d1m06230@gmail.com

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.

TUTORING

In the privacy of your own home. University grad available to tutor your middle-high school student in English, Math and History. Encourage and motivate students to learn and become proficient in areas of weakness. Clean criminal and driving records. For details please contact Logan at 949-632-8547 or email to loganrb93@yahoo.com

SPANISH & FRENCH TUTORING AND LESSONS

Spanish and French tutoring and lessons. Teaching and Tutoring all ages and levels. Elementary, High school and College. Great results and referrals. 15+ years experience. Please call or text for more information. Maria's cell: 949-836-0846 or email: mparser@yahoo.com

HORSE CARE & / OR BEGINNER HORSE LESSONS

CARE: Whether your horse just needs to run in the arena, needs a bath, needs their supplements or needs to be ridden, you can ask Emily to do it for you! Emily will go to your backyard to care for your horse! Emily owns 3 horses and is experienced in handling horses!

LESSONS: Most horse trainers cost upwards of \$30 for an hour, but if you hire Emily to help teach you the basics of riding, you'll only have to pay \$15 an hour. Emily can teach all ages how to ride a horse, how to properly tack up a horse, and more! Emily owns 3 horses and has won numerous awards in a horse competition called gymkhana. Contact Emily at (949) 887-2361 or emuleard@gmail.com.

TEEN BABYSITTER / DOG WALKER / HOUSESITTER

BABYSITTER: Being a parent is hard work. Whether you need a date night, to get in a few extra hours at work, or just want a break from your kids (whom you love infinitely), you can hire CPR and First Aid certified high school student Emily to babysit. Available on short-notice or in advance.

DOGWALKER: Do you have a dog that just has too much energy to handle? Do you wish you could go for a walk/run with your dog in the morning but simply can't find the time? Emily and your dog would love to go on adventures together! Emily has plenty of experience handling dogs on the daily, she even lives with three! Available to schedule in the mornings.

HOUSESITTER: If you have to leave the house for multiple days, hire Emily to do general house keeping! Emily will bring in the mail, water plants, feed pets, exercise pets and more! All you have to do is hire Emily! You can contact Emily at (949) 887-2361

or at emuleard@gmail.com

COME TO AN ADVENTURE IN MY GARDEN!!

This is a Hands On Experience! Not a Boring classroom Lecture...Learn how easily you can grow potted Lettuces, Spinach, Parsley, Celery, Arugula, Beets, Soft Kale, Broccoli, Watercress, Mint, Chives, Etc, Etc in pots on your Patio - or elsewhere amongst your landscape plants.

In our area these grow easily and can be picked every day of the year! Also there are 18 Vegetables which grow well in our wonderful mild climate! If Saturday or Tuesday - mid to late AM is not a good time for you, ask for another day. Leave Name and Phone # for Craig Allan at 949 888 7737

THE PET SITTER

Daily dog walking & pet sitting service. Professional & personalized care for your pets in their home. Insured & bonded, Pet CPR & First Aid Certified. "Loving Pet Care When You Can't Be There". Kathleen 949-436-0089
www.thepetsitteroc.com

EXPERIENCED JOURNEYMAN PLUMBER SEEKING SIDE JOBS 949-606-5747

Hey neighbors! I am an experienced journeyman plumber with a background in new construction, and currently doing residential repair plumbing. Specifically in the south Orange County area.

I already do plumbing for a significant amount of homeowners in our nearby neighborhoods and am looking for jobs I can do on the side. Typically I'm available weekends, or after 3pm during the week.

Anyways, Please don't hesitate to call or text me on my cell phone, Happy to answer any questions or concerns you might have. My number is 949-606-5747.

MISCELLANEOUS

JACKSON HOLE, WY BEAUTIFUL HOUSE RENTAL

4 bedrooms 5 bathrooms king + queens bed in rooms sleeps 10 (at least) wood burning fireplace in main room, 1 in master bedroom & 1 in guest room. Full kitchen & laundry. Call 949 395-6790

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.

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.

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 Logia, 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/9119837ha>) 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.

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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A 3-Sided Triple Action and Self Aligning patented Sonic Power Toothbrush Not affiliated but compatible with Philips sonicare. TM. Scientifically designed by Dr. B. Brar a resident of Nellie Gail Ranch. The Embrace Toothbrush is unique. It has bristles on 3-sides that embrace the inside, outside and top surfaces of the teeth for triple action of cleaning, massaging and whitening while enhancing the quality of brushing. Working under high frequency-vibrations, this brush head can prevent build-up, remove deposits, bacteria and plaque by reaching deep in to the interdental spaces from both sides of the teeth. A 360 degree pivoting brush head aligns with each tooth while brushing back and forth from one end of the jaw to the other Visit www.embracetoothbrush.com



Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

Contact Charee Jones
at (949) 371-1595 or
chareej@nelliegailranch.org

Happy Holidays



Have a Wonderful Holiday Season and a Very Happy New Year!



"I look forward to meeting you and discussing how we can make your next real estate transaction as smooth and profitable as possible. In the end, it's your home and you deserve the best representation you can get."

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Free iComfort S30 thermostat with the purchase of a new Signature series heating and air conditioning system, an \$850.00 value! While supplies last!!

Save the Date! 9th Annual Melody and Associates



Toys for Tots Drive



Dropoff days are:
12/10 from 9am to 11am at the
Nellie Gail Clubhouse
and
12/15 from 11am to 1pm during
the Winter Wonderland event in
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Call, Text, or Email
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Swim Lessons
Start May 28th

PROGRAMS:

- ✓ PARENT & ME
- ✓ SWIM LESSONS
- ✓ NOVICE SWIM TEAM



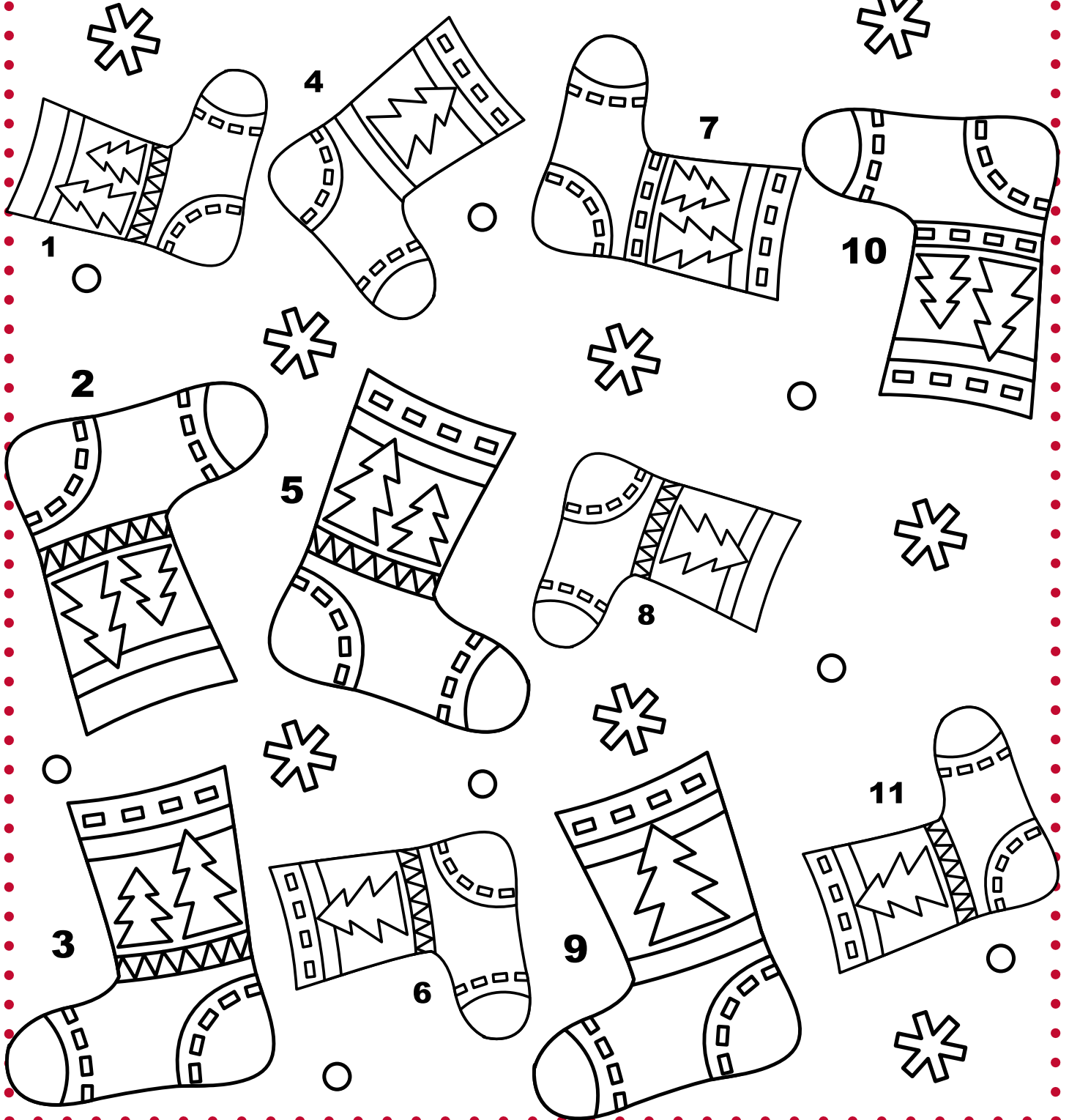
Priority Scheduling for Nellie Gail Ranch Families

www.evolutionswim.com | 949.388.4545



The Puzzle Paddock

Try to find the sock that has no pair and then color them in!





Ranch Recipe

Cranberry Tart

Ingredients

FOR CRUST

1 1/2 cups all-purpose flour
2 tablespoons sugar
1/8 teaspoon salt
6 tablespoons chilled butter, cut into small pieces
1/3 cup ice water
Cooking spray

FOR FILLING

1/3 cup orange juice
2 1/2 tablespoons cornstarch
1 cup sugar
1/4 cup orange marmalade
1 (12-ounce) package fresh cranberries

Directions

1. Preheat oven to 425°.
2. To prepare crust, lightly spoon flour into dry measuring cups; level with a knife. Combine flour, 2 tablespoons sugar, and salt in a bowl; cut in butter

with a pastry blender until mixture resembles coarse meal.

3. Sprinkle surface with ice water, 1 tablespoon at a time; toss with a fork until moist and crumbly (do not form a ball). Gently press mixture into a 4-inch circle on plastic wrap. Cover and chill for 15 minutes.
4. Slightly overlap 2 lengths of plastic wrap on slightly damp surface. Unwrap and place chilled dough on plastic wrap. Cover dough with 2 additional lengths of overlapping plastic wrap. Roll dough, still covered, into a 14-inch circle. Place dough in freezer 5 minutes or until plastic wrap can be easily removed.
5. Remove plastic wrap; fit dough into a 10-inch round removable-bottom tart pan coated with cooking spray. Fold edges under or flute decoratively.
6. To prepare filling, combine juice and cornstarch in a large bowl; stir well with a whisk. Add remaining ingredients; stir well. Pour mixture into prepared pan.
7. Bake at 425° for 20 minutes. Reduce oven temperature to 350° (do not remove tart from oven); bake an additional 35 minutes or until crust is lightly browned. Cool completely on a wire rack.

December

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 ARC Meeting 7:00 PM Association Office	11	12 Holiday Decorating Contest	13 Holiday Decorating Contest	14 Holiday Decorating Contest
15 Winter Wonderland 11:00 AM - 1:00 PM GALLUP PARK	16 Stall Decorating Contest 4 PM Equestrian Center	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31 ARC Submittal Deadline for January 14 th Meeting				

Happy Holidays

FROM OUR HOMES TO YOURS

From all of us here at the Brad Feldman Group, we would like to thank you for all of your support in 2019. Wishing you lots of fun and laughter this holiday season and many blessings into the new year.



TRENT MASON | Realtor®
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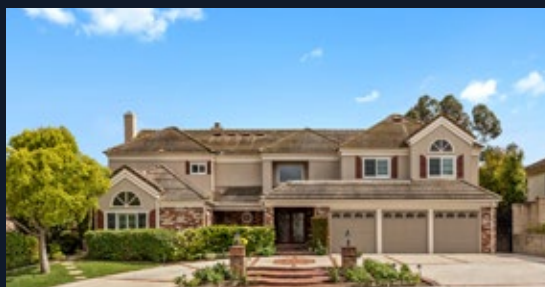
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BRAD FELDMAN SELLS NELLIE GAIL RANCH



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27753 HIDDEN TRAIL ROAD | LISTED FOR \$1,599,000
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