

June 2019



The **PONY EXPRESS**

Nellie Gail Ranch

Community Newsletter



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Swim Center News
Equestrian Center News
Tennis Center News

JUNE ISSUE:
Upcoming Events
Nellie Gail S.M.A.R.T.
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Board of Directors

Mark Fisk	PRESIDENT
Alex Presley	VICE PRESIDENT
Paul Holland	CO-TREASURER
John Park	CO-TREASURER
Joyce Taylor	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

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

County of Orange EMA

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

Assessment Remittance Address

Please remit all assessments to:
P.O. Box 512989, Los Angeles, CA 90051-0989
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 June Board Meeting and Homeowner Forum is scheduled for Tuesday, June 18th with the meeting being held in a TBD location. 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

Manager's Message

By Brian Mitchell



Nellie Gail Ranch Members,

Where is your favorite place in Nellie Gail Ranch to hike, run, ride, talk with a friend, contemplate life, or just enjoy the view? In my time here I have found that Nellie Gail Ranch has many special places to do that and much more. The following are some of my favorite places to visit:

The 100 Foot Arena located on Rapid Falls Trail above Lone Acres is a nice place to turn a horse out and relax by the rails overlooking Cabot Park. On an early weekday evening or Saturday morning, one might see a Little League Game being played. While relaxing, you can see the freeway in the distance with cars hustling and bustling to their destinations.

A California Pepper tree on Oso Rapid Falls Trail above the Equestrian Center is an informal memorial to horses who called the Equestrian Center home. A bench overlooks the Equestrian Center where Honey, Celito, Lexi, Coach, Jet, and others trained and lived. Sitting quietly, one can sometimes hear the commands of a trainer in the Upper Arena, quiet

traffic on Oso and look out at the Center where many of our equestrians spend their time.

The most obvious of my choices is the gazebo at Gallup Park. The gazebo, constructed in December 1995 was the vision of Board Members Jan Curtis, Tom Farr, Mark Kenny, Marlene Sandler, and Andy Ulich. Jan, Tom, and Mark, still living in Nellie Gail Ranch, have had an opportunity over the past 24 years to see the gazebo become an iconic gathering place and I would guess one of the most photographed spots in Nellie Gail Ranch. Visited annually by the Easter Bunny and Santa Claus, children first photographed there in 1996 have since graduated from college and some may be photographing their children there. It has also been used in past summers as an occasional concert stage, wedding venue and always as a gathering place. The Gallup Park gazebo is a place the whole Nellie Gail Ranch community can enjoy in varied and personal ways.

Those are my favorite places in Nellie Gail Ranch. However, every time I walk a trail or visit a park, I seem to find a new location to admire and enjoy. If you have a favorite place, send me a photo so we can share in a future issue of The Pony Express.

Hope to see you out and about!

All the best.

Brian Mitchell
General Manager

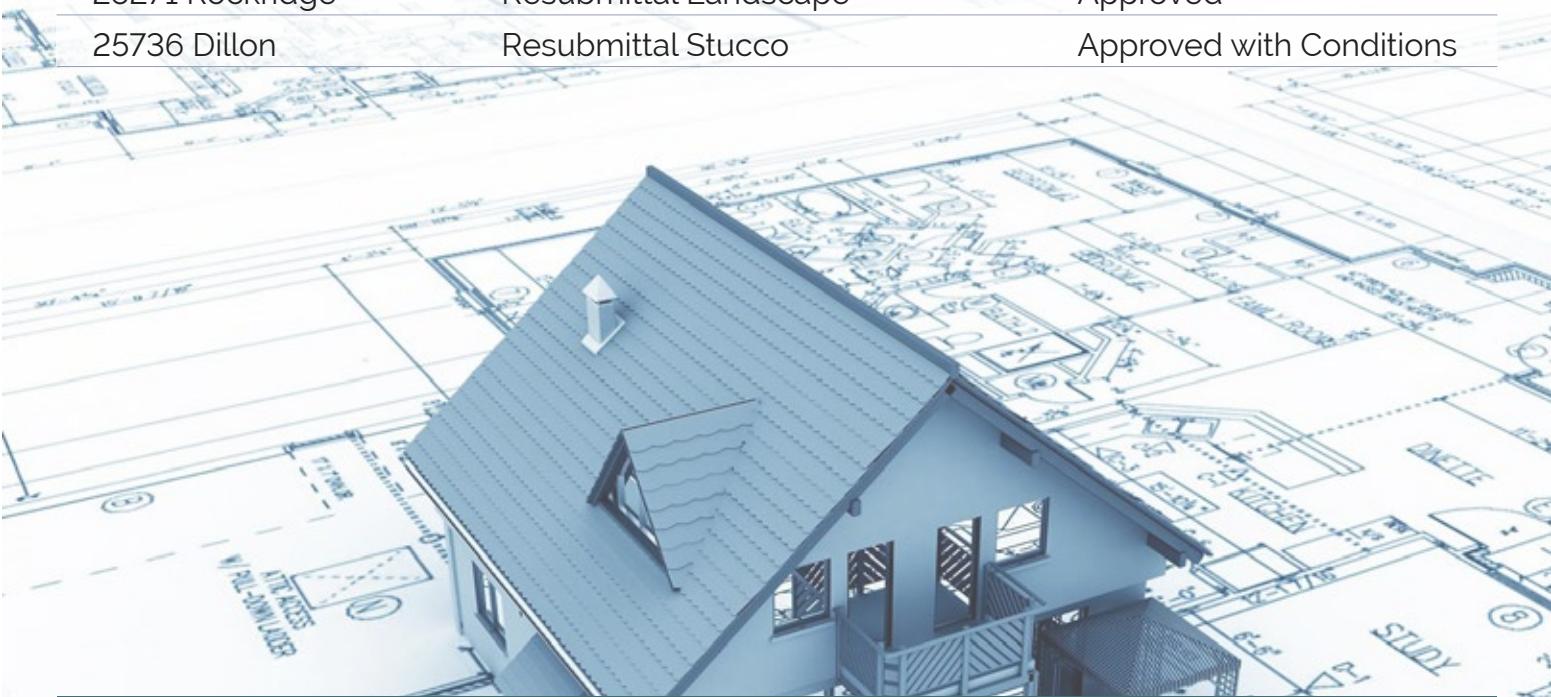


Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on May 14, 2019.

The Next Deadline for ARC Submittal is June 25, 2019.

ADDRESS	PROJECT	RESULTS
25502 Rodeo	Front Door	Approved
27292 Westridge	Artificial Turf / Hardscape	Approved
25111 Mustang	Resubmittal Landscape / Fence	Approved with Conditions
27215 Stagewood	Painting / Windows / Pavers	Approved with Conditions
25302 Derbyhill	Roof, Solar / Pavers	Approved with Conditions
26041 Spur Branch	Hardscape	Continued
25662 Dillon	Solar	Approved with Conditions
26051 Spur Branch	Hardscape	Approved
27591 Lost Trail	Garage door	Approved
25302 Stageline	Painting	Approved
25271 Rockridge	Resubmittal Landscape	Approved
25736 Dillon	Resubmittal Stucco	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.

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING REGULAR SESSION

TUESDAY, APRIL 23, 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 DIRECTOR ABSENT

Mark Fisk	Alex Presley
Paul Holland	
John Park	
Joyce Taylor	

MANAGEMENT

Brian Mitchell, General Manager

Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Twelve (12) homeowners were in attendance. A homeowner reported on an upcoming Five Laguna's presentation and several homeowners commented on the poor condition of homeowner perimeter fencing along trails.

III. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETINGS

An Executive Session meeting was held on March 19, 2019

Actions taken included:

- Approval of the February 19, 2019 Executive Session Minutes.
- Reviewed status of legal and enforcement matters.
- Approval of contract with Inspector of Election for services and ballot distribution.
- Review of responsibility for erosion on easement

- Member request for tree planting on trail
- Enforcement of unapproved fence
- Review of competitive bids for mobile patrol services
- Approval of contract for Clubhouse landscape design services.
- Approval of contract amendment to extend term for clubhouse work.
- Approval of contract for tree trimming/removal.
- Review of competitive bids for trail maintenance.
- Review of cell tower lease.
- Reviewed and filed the Collection and Delinquency Reports.

An additional Executive Session meeting was held on April 9, 2019

Actions taken included:

- Approval of Clubhouse Refresh change order for structural and electrical revisions
- Approval of Equestrian Center tractor repair

IV. CONSENT CALENDAR

Motion: Fisk

Second: Holland

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

Ayes: Fisk, Holland, Taylor

Nays: None

Abstain: Park

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated March 19, 2019 as presented.

B. CONSIDERATION OF APPROVAL OF FEBRUARY 28, 2019 FINANCIAL STATEMENTS

Resolution: To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,759,485 in reserve funds, \$1,733,765 in operating funds, \$5,400 in Petty Cash, and \$441,549 in Stall, Trail and Architectural Deposits, and Management Receivable for a total cash balance of \$5,940,199.

Year to date Assessment Revenue totals \$1,128,277 compared to the budgeted \$1,119,972.

Year to date Total Consolidated Revenue is \$1,805,089 to the budgeted \$1,753,200.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$62,852) compared to the budgeted decrease of (\$156,475). Consolidated Net Income year to date prior to adjustments for depreciation \$313,249 compared to the budgeted of 67,043. Year to date reserve funding is \$257,148 compared to a budget of \$219,308. The variance is reserve interest income.

C. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON TWO ACCOUNTS

Resolution: To report the April 23, 2019 Executive Session approval to commence foreclosure for collection of outstanding assessments on the following parcels:

Parcel Number	Assessments Due	Total Amount Due
627-412-06	\$1,592	\$2,187
636-151-08	\$1,386	\$1,951

D. Consideration of Approval to Record Liens on Three (3) Properties

Resolution: To authorize and instruct Management to record a lien on three (3) delinquent accounts should their assessments not be paid within the time period established in the Intent to Lien Letter. In accordance with the Corporation's Assessment Collection Policy, a letter was sent to the homeowners notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the accounts listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Account No.	Total Amount Due
0693-01	\$1,166.00
1169-02	\$796.00
1220-01	\$1,241.00

Supplemental Delinquency Statistics for the Open Session Minutes:

- Three (3) past owner delinquencies total \$1,194 in assessments and \$3,777 in assessment judgments.
- Fifty (50) current owner past due delinquencies total \$57,425 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on eleven (11) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.6% of the annual assessment budget.

End of Consent Calendar

V. REPORTS

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

VI. OLD BUSINESS

No Old Business to Come Before the Board

VII. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER

Motion: Taylor

Second: Park

Resolution: To approve appointment of Sharon Frank, subject to signing the Community Leader Code of Conduct Acknowledgment, to serve as a Member of the Trails & Safety Committee through January 31, 2020.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF 2018-19 CALENDAR OF EVENTS AND EVENTS BUDGET

Motion: Fisk

Second: Holland

Resolution: To approve the Calendar of Events for 2018-19 and confirm approved events and associated budgets for the remainder of the fiscal year.

The motion carried unanimously.

VIII. CORRESPONDENCE

Action: To receive and file homeowner correspondence.

IX. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, May 21, 2019 at 7:30 p.m.

X. ADJOURNMENT

Action: The meeting was adjourned at 7:40 p.m.



Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

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



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PERIMETER FENCE MAINTENANCE



**“Is the condition
of your perimeter
fencing
representative of
Nellie Gail Ranch
standards?**

Nellie Gail Ranch has approximately 25 miles of trails throughout the community, most of which run via easements through and alongside homeowner property. Most of Nellie Gail Ranch's 1,407 homes abut to a trail which means trail users have as frequent a view, and in as close proximity, as traffic that goes by on the street in front of your home. With that in mind, please consider the following questions for a moment?

1. Is the condition of your fencing along the easement a source of pride for you as a homeowner?
2. Does the condition of the perimeter fencing around your property accurately reflect your personal maintenance standards?
3. Is the condition of your perimeter fencing representative of Nellie Gail Ranch standards?



4. Is your fencing safe, and does its condition reduce potential liability and risk?

Fortunately, most of our 1,407 homeowners can confidently answer "yes" to each of these questions. However, if you paused in answering to wonder what your fence or wall currently looks like, or an image of a dilapidated fence or wall immediately came to mind, or you visualized loose boards and exposed nails, we encourage you to take action this summer. Your first action can be to consider; "Why do I have a fence or wall, and what is its purpose?" Is it for security? For personal or public safety? For privacy? To shield a view of something? For visual harmony? Or is to simply enclose and define the boundaries of your property? Does your fencing accomplish its desired or intended purpose?

Depending upon your type of fencing and fencing goal, there are a few options available to consider:

1. Consider removing the fencing. Perimeter fencing is not mandated by the Association. If your fencing is broken and entire sections are missing, it is not providing any sort of barrier to humans or animals and removing it may be an aesthetic improvement.
2. Repair the existing walls or fencing to re-establish a barrier for privacy, security, or aesthetic purposes.

Why do I have a fence or wall, and what is its purpose?

99

3. Replace an existing fence with an alternative wood, vinyl, wrought iron fence, or block wall. For this option, an application to the Architectural Review Committee is required, and a property survey must be submitted showing the property line, easement and proposed location of the new fence or wall. You may download an application from nelliemailranch.org, or you may contact the Association office at 949-425-1477 or admin@nelliemailranch.org to request guidance or an ARC application.

Please note the following incentive: For homeowners who are considering replacement of chain link fencing, we are offering to waive the ARC application fee as an incentive as long as the only item being applied for is replacement of the chain link fence with alternative fencing material. You still need to submit the ARC application and required survey, however, the application fee will be waived.



Please take time this next weekend to walk the perimeter of your property and evaluate the condition of your perimeter walls and fences and take timely action as may be needed.

One last thought; maintenance reduces risk and preserves value. Value for you as a homeowner and value for you as a trail user for improved enjoyment of use of the trails.

“Maintenance reduces risk and preserves value”



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



Tree Preservation is Nellie Gail S.M.A.R.T.

The Landscape Committee not only plants trees, they also preserve trees. A sizable tree was recently proposed for removal on Sweetwater Trail between Rocking Horse and Oso. The Landscape Committee recommended re-evaluation to confirm if removal was truly the best option. With input from an arborist and proximate neighbors, a plan was implemented to put extra effort into appropriate pruning to maintain structural integrity and aesthetics. The result of this careful review has been to preserve this beautiful 50 plus year old tree providing shade on the Sweetwater Trail. The Landscape Committee recognizes that members of our community can have a special enjoyment of certain trails and trees and views, and we need to consider extra effort over expediency.

Congratulations!



Welcome
Everly Reese
Clarke!

*Pictured with big
sister Emerson Clarke
and Parents Lane and
Jennifer Clarke.*

Equestrian Center News

Summer Horseback Riding Camp



Camp is geared towards ages five to twelve with campers divided into age groups. Each day, campers will groom horses, have one-on-one riding time, and participate in many fun learning activities.

Riding instruction is in the English Riding style. Focus is on equitation as the most effective way to ride and stresses proper use of hands, legs, and body position. We have a variety of wonderful horses and ponies that know their job and are used to working with children.

Campers will:

- Learn safe handling of horses, horse care, feeding, grooming, and tacking
- Ride at the walk and trot. Canter work will be included if appropriate
- Participate in horse-related arts & crafts, games, and contests
- Watch our professional riders train, ride, and jump horses
- Paint and bathe horses

2019 Weekly Camp Schedule: Monday - Friday | 9:00 am - 1:00 pm

June 17-21	June 24-28
July 8-12	July 15-19
July 22-26	July 29-Aug 2
August 5-9	August 12-16
August 19-23	August 26-30

- Learn horse terminology including colors, heights, markings, body parts, and riding styles

- Receive a T-shirt and End-of-Week Party

As sessions fill up, you may request to be placed on a waiting list.

To Find Out More About Our Camps Call: (949)448-0823.



HORSE STALLS

available



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

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

Tennis Center News



NELLIE GAIL RANCH TO CELEBRATE 25 YEARS OF SUMMER TENNIS AND SWIM CAMP

We ran our first Tennis and Swim Camp in July of 1994. We were very excited when we had weeks of 20 campers and a total of 150 kids for the summer. Fast forward to 2019 where we will be celebrating our 25th year of camp and have taught and enjoyed over 12,000 youth tennis players.

What's so much fun for me to see is that so many of our young campers used their experience as a springboard to start their respective journey, into the game of tennis. Many of our campers went on to be solid members of their high school tennis teams. A few have gone on to play college tennis, and quite a few have come back over the years and have been camp counselors.

Another gratifying and exciting thing to see is how many of our past campers and counselors who are now parents are bringing their children to camp. Our camps have truly become a family affair. - Bob Hochstadter, Tennis Club Manager





NELLIE GAIL RANCH **H**
TENNIS CLUB

June 17

August 22



Little Hitters

Ages 5-8 10:30-2:30
Members \$150
Non-Members \$165

Challengers

Ages 9-13 10:30-3:00
Members \$165
Non-Members \$180

10 One Week Sessions
Monday - Thursday

Tennis!
Games!
Swimming!

\$25 NON-REFUNDABLE DEPOSIT DUE AT SIGN UP
CAMPERS MAY BRING LUNCH OR BUY AT THE CAMP
CALL (949) 831-6660 FOR INFORMATION

Swim Center News

Summer Programming and Summer Swim Safety Tips

Summer is right around the corner, and you can already start to feel the air of relief. School will end for a few months and for those of us that have kids in school, you know that not having to pack lunches every morning is welcomed relief. I am sure many of you have already made some plans for summer. Camps, vacations, outings, and other activities are sure to be on the agenda. Summer brings programming to our community, and through these programs, we promote a healthy lifestyle for our children. Equestrian, swim, and tennis all offer popular summer camps, and Nellie Gail Ranch residents will generally receive a homeowner discount.

First, I'd like to say that we are pretty blessed to have community facilities that have quality programming for our kids. The key word being "quality." Mickey offers great summer and year-round programs at the equestrian park. Bob is the man when it comes to tennis, and yours truly can help if swim is on the agenda. As a family, we currently participate in all three, on a year-round basis. Three of my kid's swim, one plays tennis and the other rides. Why go anywhere else?

Now that you know about our community programs let's talk about something that is all too real come summertime. I am a year-round drowning prevention advocate, and I have some statistics for you.

1. Drowning continues to be the leading cause of death for children ages 1-4.
2. Drowning is among the top five leading causes of death for people 18 and under.
3. Participating in swim lessons reduces the risk of drowning by 88%
4. The American Academy of Pediatrics recommends for families to enroll kids in lessons by the age of 1.

There are also broader recommendations that should be followed by all families with small children to assure a safer summer.

1. Children develop at different rates, and not all are ready to begin swim lessons at exactly the same age. When making your decision, keep your child's emotional maturity, physical and developmental abilities and limitations, and comfort level in the water in mind. It is a known fact that the earlier a child starts in lessons, the easier and less scary the process is for that child.
2. Always keep in mind that swim lessons are just one of several important layers of protection needed to help prevent drowning. Another layer includes constant, focused supervision when your child is in or near a pool or any body of water. It also is essential to block access to pools during the non-swim time. The Consumer Product Safety Commission found that 69% of children under the age of 5 years were not expected to be in the water at the time of a drowning.
3. Life jackets work part of the time, but a recent trend suggests that children are prone to taking a life jacket off when getting a snack or using the restroom and forget to put it back on before reentering the water. This has led to several drownings in the OC area in recent years.

So, what should you look for in a swim lesson provider?

1. Look for classes and instructors that follow guidelines focused not just on swim stroke techniques, but broader water survival competency skills. All children should learn how to get back to the surface from underwater, propel themselves at least 25 yards, and get out of the water, for example. Instructors should evaluate children's progress and give ongoing feedback on their skill levels.
2. A swim school should have experienced, qualified instructors. Swim instructors should be trained and certified through a nationally

recognized learn-to-swim curriculum. There should also be lifeguards on duty who have current CPR and First Aid certification.

3. A swim school should promote good safety habits in, on, and near water. Children should learn never to swim alone or without adult supervision. Instructors should teach children to always ask for permission from parents, lifeguards, or swimming instructors before they get into a pool or natural bodies of water like a lake.
4. A swim school should teach children what to do if they end up in the water unexpectedly. This includes practicing water competency skills such as self-rescue. Lessons should provide training with a variety of realistic conditions, such as falling in and swimming in clothes. Older children also should learn what to do if they see someone else in the water who is struggling, and how to get help.
5. A swim school should let you watch a class first to see first-hand if it is right for your child. Not all swim lessons are created equal, and parents should investigate options to choose the best fit. Are they swimming most of the time, or are there long periods of inactivity where they are waiting for their turn? Do children get one-on-one attention? Are the instructors friendly and knowledgeable?
6. A swim school should promote perpetual lessons. Once children start lessons, you should be able to see gradual but consistent progress in their abilities over time. Continue lessons at least until they master basic water competency skills.
7. A swim school should provide an age-appropriate atmosphere. Your child should feel safe and secure during lessons, with activities that support their social, intellectual, physical, and emotional development. However, children need to develop a healthy respect for water, as well.
8. A swim school should include "touch supervision." Whenever infants and toddlers are in or around water—even during swim lessons—an adult should be within arm's reach to provide "touch supervision." Parent participation should be encouraged, especially since it also helps families know

what to practice in between classes.

9. A swim school should maintain water purity. Young children are more likely to swallow or breathe in water, so water disinfection and maintaining proper chlorine levels is really important. A good program should also require the child to wear a swimsuit that is snug-fitting at the legs to help avoid spreading body waste into the water.
10. A swim school should keep the water warm. Hypothermia is a greater risk at this age. Ideally, swim and water safety classes for children age 3 and younger should be in water heated to 87 to 94 degrees Fahrenheit.

This is all great information that can get you started for the summer. Nellie Gail Ranch currently partners with Evolution Swim Academy for its swim lesson programming. Evolution is also the feeder program to the Gators Swim Club. Evolution Swim Academy offers summer sports camps and non-competitive swim team option, and all of this takes place in your back yard.

Evolution Swim Academy

- Founded in 2005
- Has been serving the Nellie Gail Ranch community for ten years
- Founded by Nellie Gail Ranch resident and 2x Olympian Felipe Delgado
- Offers water acclimation, safety, and stroke technique lessons
- Has professionally trained instructors who receive continuing education on a quarterly basis
- Has a year-round, indoor, air and water temperature-controlled swim facility in Mission Viejo
- Lessons at Nellie Gail Ranch start on May 28th

Contact Information:

www.evolutionswim.com

949-388-4545 (main)

I am proud of the work that we do in our community and proud of the young people whose lives we touch. Let's make this a safe summer!

Felipe Delgado

Founder, Evolution Swim Academy

2x Olympian & Nellie Gail Ranch Homeowner

felipe@evolutionswim.com

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f i n p

Team Darkhorse

By: Karen Robbins



WISHING "FAIR WINDS AND FOLLOWING SEAS" TO THE MARINES

In May, members of Team Darkhorse joined the families and friends of 3rd Battalion, 5th Marines at the lawn on the Embarcadero in San Diego to bid "Fair winds and following seas" as the 1500 Marines set off on a seven-month deployment aboard the 11th MEU (Military Expeditionary Unit.) Team Darkhorse provided water and coffees to the families as they waited for the ships to pass and wave goodbye.

Training and work-ups were ongoing and rigorous in advance of the deployment, including spending time on board the ship to acclimate

the Marines to the dramatic change in living quarters and daily life at sea.

A letter from Lt. Colonel Hollopeter shortly after sailing, described in general terms their mission:

"We will visit numerous countries on our patrol, both for work and for time off. I will, at times, have to be vague in my communications of exactly when and where your loved ones are for operational security purposes, but I intend to communicate as much as I can as often as possible. We hope to make the best of our deployment out here while you all do the real work of supporting us back in the United States.

During our deployment, we have a rough plan of events for what we will be doing along the way. This starts with some training in Hawaii along with filling up the fuel tanks of the mighty warships that are now our homes. From there we will depart farther west and the days will get hotter. Thank you, as always, for all that you do to support us. Our mission is that of crisis response. We will be ready for whatever Mother Nature or our nation's enemies throw at us or our allies. We don't know what the future holds, only that we are ready to face it. We could not shoulder this burden without your love and support."

While the Battalion is hard at work sailing West as far as they can travel before turning home again, Team Darkhorse will provide support when we can to the families, and prepare to deliver a great homecoming and Christmas party to the Marines upon return.

If you are interested in how you might help or want to be added to our supporter's contact list, please email me at 35robbins@gmail.com. We love our volunteers!

Visit us on Facebook at Laguna Hills Team Darkhorse.



Commanding Officer Lieutenant Colonel Geoff Hollopeter and his wife Michelle a few days before departure



From time to time, we receive letters and emails expressing gratitude to Team Darkhorse, which are meant to be shared. These messages are to us but also to all of you who supported our programs with donations and gifts and help when we need it. Major Patterson was a junior officer in Afghanistan and has risen up the ranks of the Corps to Major, now in a different unit. But, he has not forgotten that we #neverforget and neither have many of you!

Good Morning:

Thank you so much! You have no idea of how much what you guys do means to us. We have always felt loved...our tribe isn't always the best at showing gratitude but I can speak for everyone I know from that deployment and since and say that we love you guys so much. Please share that with everyone there.

My wife, daughter, son, and I would love to attend the dinner simply to say thank you and see some familiar faces. I have one of my wounded sergeants (former Marine now) who said he hasn't registered yet. I asked him to get me the registration form back today. All others have already registered. My wife and son are now motivated to run the 5k. I will submit theirs as well with the understanding that space is limited, and we may need to register them without sponsorship. I'll send the three forms over as soon as I get the former sergeants back from him. If space fills up, please let me know, and I'll forfeit mine for someone else.

Thank you again, Karen!

Sincerely;

Major Josef Patterson
Director of Communication Strategy and Operations,
3rd Marine Aircraft Wing, I MEF

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**Marty Samuel
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Security Safety Tip of the Month

Traffic Safety

Written by: Security Committee Member, Steve Beeuwsaert
Retired CHP Chief



As the summer months quickly approach and children are out of school, it is a good reminder for all of us to drive with extra caution and awareness. This time of year brings our neighborhood kids, families, and visitors to the parks, pool, tennis and equestrian areas, and sometimes street corners to sell the summertime favorite - lemonade. The primary responsibility of a driver is to operate a motor vehicle safely, and the task of driving requires our full attention and focus. This is arguably more heightened when driving in residential areas due to all the potential issues that could arise (i.e., vehicles backing from driveways, children playing, horses crossing, and limited visibility due to road construction, vegetation, or parked vehicles along the roadway edge).

Although some of the more common violations in our community might not result in serious injuries, they still have a major impact on the overall safety of residents and visitors alike. Since the streets within Nellie Gail Ranch are public roadways, all of the traffic laws are to be followed and subject to citation.

Some of the more common violations of the California Vehicle Code (CVC), within residential streets like Nellie Gail, include:

- Unsafe speed for conditions (22350 CVC)
- Traveling above the posted speed limit or above the 25 MPH limit in residential zones (22352 CVC)
- Failure to completely stop for stop signs (22450 CVC)
- Failure to yield to pedestrians (21950 CVC)
- Driving while intoxicated (23152 CVC)
- Driving while distracted (23123 and 23124 CVC)

Distracted driving is a term that is used to cover a variety of driving behaviors. Although cell phone usage and texting while driving are the most common, anything that diverts attention or takes your mind and eyes off the road can be considered distracted driving (i.e., drinking coffee, changing the radio station, managing children, reaching for something, personal grooming, or reading). According to the California Highway Patrol, drivers are 23 times more likely to be involved in a collision if they text while driving and the fine for a first-time offense is \$162, plus fees.

Whether it is driving while distracted, or violating any of the traffic laws, any offense has the potential to cause injury and property damage. We urge everyone to obey the laws and help ensure a safe summer for all.

Emergency Call 9-1-1

**REPORT SUSPICIOUS
ACTIVITY Call 949-770-6011 or
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(See back cover for advertisement)

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Certified Child Development
Playtime, Reading, Science, Art & More!

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(See page 38 for advertisement)

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(See page 35 for advertisement)

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(Located at the NGR Tennis Center)

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YOU'RE INVITED TO JOIN THE ANNUAL NELLIE GAIL RANCH GARAGE SALE!

SATURDAY, JUNE 22, 2019 | 7 AM - NOON

REGISTER by June 8th to participate: E-mail jacci.pearce@elliman.com with your name(s), address, and phone number. We will schedule with a local charity to pick up donations of unsold items from 1PM-5PM.



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SUMMER SWIM PRO

SUNDAY	MONDAY	TUESDAY	WEDNESDAY
OPEN SWIM 6:00 AM – Dusk	TRILAVIE ADULT SWIM 6:00 AM – 7:00 AM	OPEN SWIM 6:00 AM – 8:00 AM	TRILAVIE ADULT SWIM 6:00 AM – 8:00 AM
	OPEN SWIM 7:00 AM – 8:00 AM	EVOLUTION SWIM TEAM 8:00 AM – 12:00 PM	OPEN SWIM 7:00 AM – 8:00 AM
	EVOLUTION SWIM TEAM 8:00 AM – 12:00 PM	EVOLUTION SPORTS CAMP 12:00 PM – 1:00 PM	EVOLUTION SWIM TEAM 8:00 AM – 12:00 PM
	EVOLUTION SPORTS CAMP 12:00 PM – 1:00 PM	TENNIS CAMP 1:15 PM – 3:00 PM	EVOLUTION SPORTS CAMP 12:00 PM – 1:00 PM
SEA STALLION SCUBA 2:00 PM – 5:00 PM Deep End	TENNIS CAMP 1:15 PM – 3:00 PM	OPEN SWIM 3:00 PM – 7:00 PM	TENNIS CAMP 1:15 PM – 3:00 PM
	OPEN SWIM 3:00 PM – 7:00 PM	SPLASH BALL 5:30 PM – 6:30 PM Deep End	OPEN SWIM 3:00 PM – 7:00 PM
	TRILAVIE ADULT SWIM 7:00 PM – 8:00 PM	TRILAVIE ADULT SWIM 7:00 PM – 8:00 PM	TRILAVIE ADULT SWIM 7:00 PM – 8:00 PM

The Nellie Gail Ranch Swim Center has many programs that utilize the pool hours of operation. A swim lane will always be available for members and a lane available if all lanes are currently in use or check with



PROGRAM SCHEDULE

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
TRILAVIE ADULT SWIM 7:00 AM	TRILAVIE ADULT SWIM 6:00 AM– 7:00 AM	TRILAVIE ADULT SWIM 6:00 AM – 7:00 AM	OPEN SWIM 6:00 AM – 8:00 AM
SWIM - 8:00 AM	OPEN SWIM 7:00 AM – 8:00 AM	OPEN SWIM 7:00 AM – 8:00 AM	EVOLUTION SWIM TEAM 8:00 AM – 10:30 AM
ON SWIM AM 12:00 PM	EVOLUTION SWIM TEAM 8:00 AM – 12:00 PM	EVOLUTION SWIM TEAM 8:00 AM – 12:00 PM	OPEN SWIM 10:30 AM – Dusk
UTION S CAMP – 1:00 PM	EVOLUTION SPORTS CAMP 12:00 PM – 1:00 PM	EVOLUTION SPORTS CAMP 12:00 PM – 1:00 PM	
S CAMP - 3:00 PM	TENNIS CAMP 1:15 PM – 3:00 PM	OPEN SWIM 1:00 PM – 9:45 PM	SEA STALLION SCUBA 2:00 PM – 5:00 PM Deep End
SWIM - 7:00 PM	OPEN SWIM 3:00 PM – 7:00 PM		
TRILAVIE ADULT SWIM - 8:00 PM	SPLASH BALL 5:30 PM – 6:30 PM Deep End		
	TRILAVIE ADULT SWIM 7:00 PM – 8:00 PM		

Throughout the year. The pool is open to recreational swimmers during all residents during any Swim program; you may need to ask the coach to make an Tennis & Swim Club staff. Association office (949) 425-1477.



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7 PM
9 PM

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Classic Rock / 80's Hits

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Tom Petty Tribute

FRIDAY, JULY 26 -Surf City Allstars

Beach Boys Tribute

FRIDAY, AUGUST 9 -Mark Wood Band

Classic Rock / R&B Soul

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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

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: Knightavernal@gmail.com for more information and to be sent links to pictures of each property.

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 # at 949 888 7737

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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.

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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.

SEEKING CASITA/PRIVATE STUDIO FOR RENT

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

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What Causes Expired Listings in Nellie Gail?

Q&A with Matt Whitcomb, Owner | Whitcomb Realty Group

Question: Having come out of such a strong Seller's Market, why are we seeing so many Expired, Cancelled, or Withdrawn listings in Nellie Gail?

Matt: Excellent Question...This is happening across all of Orange County. Our real estate market has officially shifted. Buyers are slower to write offers. Their buying power decreases with climbing interest rates. Many have to sell before purchasing. Additionally, overpricing and inferior marketing further slows the sales process.

Question: So what market are we in (Seller's, Balanced, or Buyer's) and how is this determined?

Matt: We are currently trending in a Balanced market but are heading towards a Buyer's Market. Based on historical trends, we typically see the market cycle every 10-15 years. As we all know, the market has been going nuts over the past 2-3 years. We've had tremendous buyer demand, combined with very limited inventory. This is the perfect storm for an extreme Seller's Market.

There are many variables we analyze to assess marketing position. One of the key indicators we study are Days on Market. This is the time it takes a listed home to get into escrow. For example, the expected time to sell a home priced between \$1.25m-\$1.5m is 128 Days vs. just 92 Days the same period last year. Other important variables we analyze include: 1) Available Inventory, 2) Escrow Fall-Outs, 3) Price Reductions, 4) Expired, Cancelled, and Withdrawn Listings.

Question: How can we avoid an Expired Listing in Today's Market?

Matt: We simply cannot list our home on the MLS for whatever price we want. Nor can we limit our property presentation to inferior photos and 3 lines of copy. I refer to this as "List it and Forget it." Having over 20 years of professional marketing and sales experience, I take this point VERY serious.

Nellie Gail Home Sales Update



Available for Purchase: 45 (Past 90 Days)

Under Contract: 9

On Hold/Coming Soon: 1

Sold: 19

Cancelled: 11

Withdrawn: 1

Expired Listing (Did not Sell): 6

Average Sold Price: \$1,938,684

Average Discount from List Price: \$177,753

Let's face it, buying a home is usually an emotional experience. The more buyers fall in love with your home, the more likely they'll write a strong offer. We have found that compelling drone and interior videos, capturing both the essence of the community and the home have contributed to our listings selling much faster without sacrificing profits.

Question: How should Sellers determine a realistic price for their home?

Matt: Strategically pricing a home, regardless of condition, is challenging. If we price it too high, a property sits and runs the risk of dipping below fair market value due to buyers' short attention spans and skepticism. If we price too low in a declining market, we run the risk of leaving money on the table as buyers typically offer below list. Determining a sound list price in a declining market takes real-time knowledge of the market today, not 90-120 days ago. Bottom line is that if we price strategically, and market appropriately, we SIGNIFICANTLY increase our chances of selling quickly and still netting top dollar.

Give Matt a Call for a Free, **No-Pressure**, Home Valuation. Should you be considering a move, we can discuss a winning strategy to sell quickly and still net top dollar.

MATT WHITCOMB

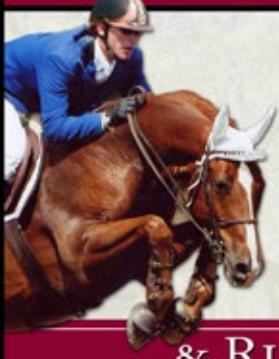
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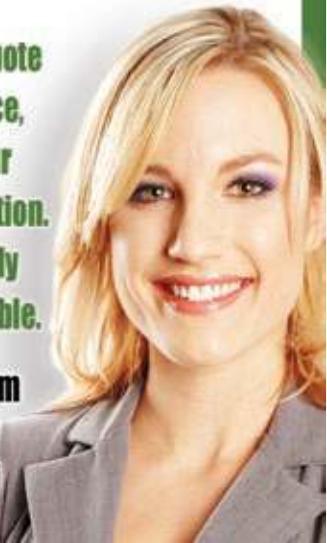
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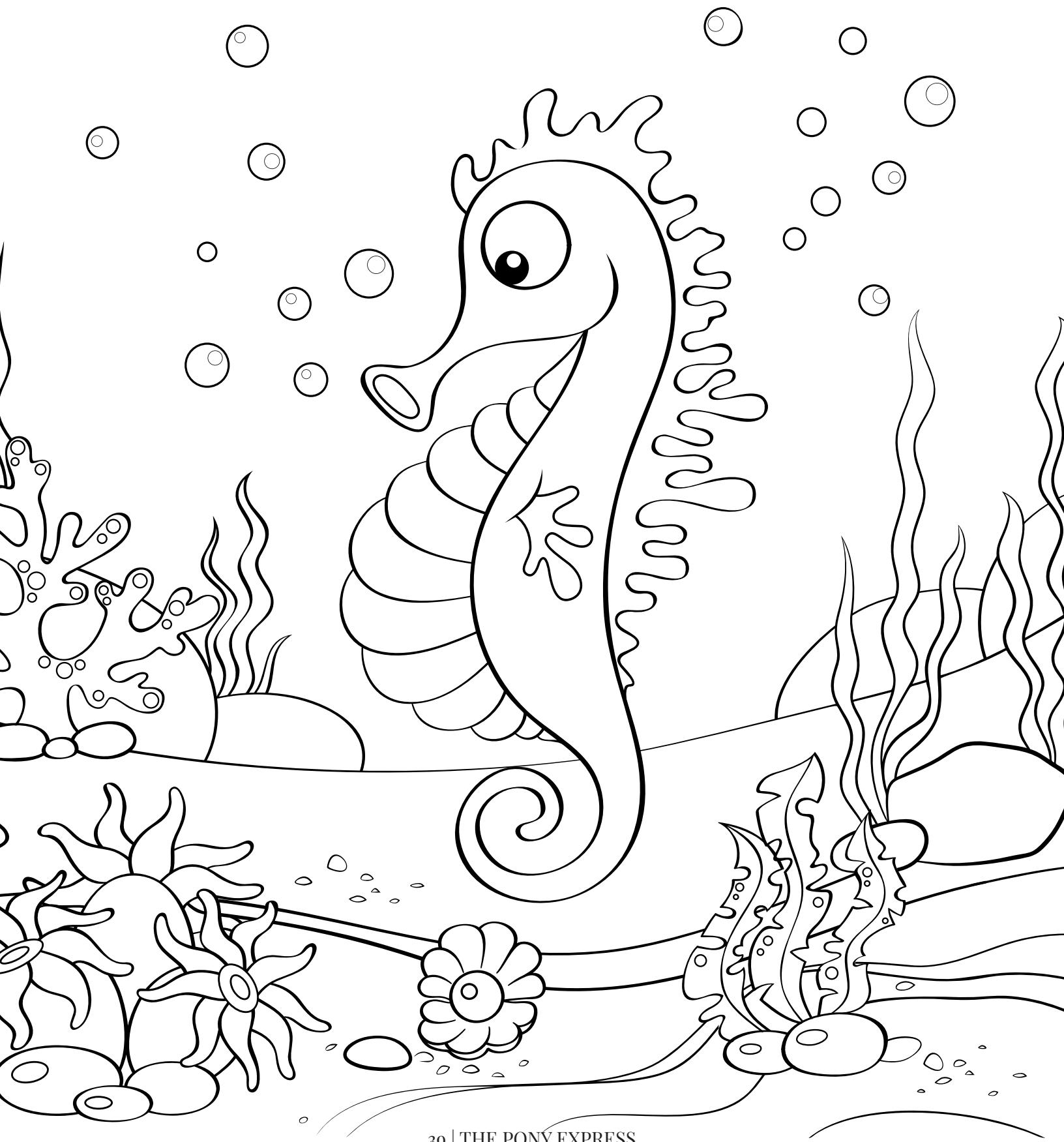
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The Puzzle Paddock





Ranch Recipe

Keto Friendly Pizza Recipe

This is absolutely the best Keto friendly pizza I have found and the closest to what one might call the "real" pre-Keto pizza experience.

Ingredients

1 sheet of Cut Da Carb flatbread (only available online at <https://www.cutdacarb.com>)

(This is the best Keto friendly pizza crust I have found and can also be used for burritos)

Cream cheese

Rao's Homemade Marinara Sauce

(A favorite due to low carbs, low sugar and great taste)

Mozzarella Cheese

Preferred toppings (pepperoni, mushrooms, olives, bell peppers etc.)

Directions

1. Place one sheet of Cut Da Carb flatbread on a cookie sheet sprayed lightly with olive oil
2. Spread a very thin layer of cream cheese on top of the flatbread (this is important because it keeps the marinara sauce from making the crust soggy)
3. Spread Rao's Homemade Marinara to desired amount
4. Mozzarella cheese to your preference of cheesiness
5. All your favorite toppings - pepperoni, mushrooms, veggies and anything else you love on pizza! (I like green olives)
6. Cook in oven at 375 degrees for 18 min
7. Enjoy your delicious low carb pizza!!

June

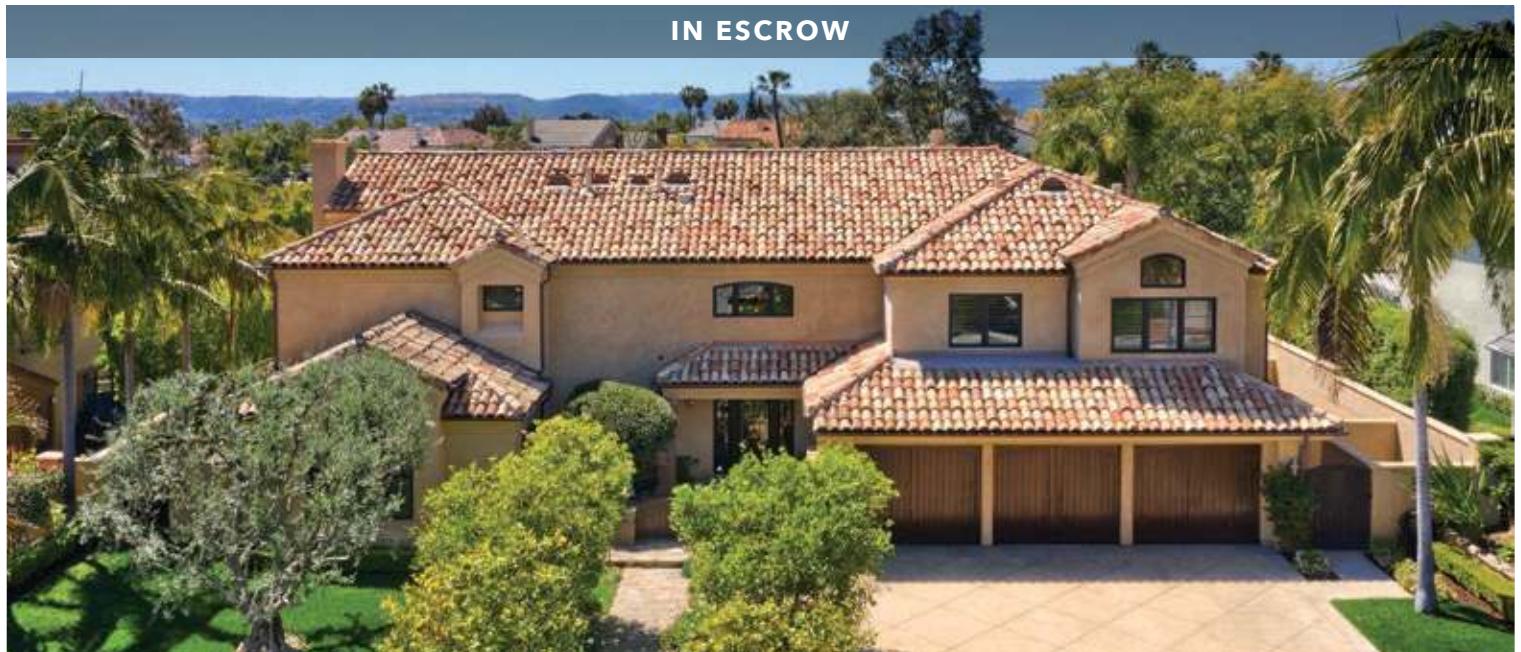
2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Annual Meeting and Election of Directors 6:30 PM Clubhouse	6	7	8
9	10	11 ARC Meeting 7:00 PM Association Office	12 Reconvened Annual Meeting (If Necessary) 6:30 PM Clubhouse	13	14	15
16 Happy Father's Day	17	18 Board of Directors Meeting 7:30 PM LOCATION TBD	19	20	21	22 Nellie Gail Ranch Garage Sale 7 AM - Noon
23	24	25 ARC Submittal Deadline for July 9 th Meeting	26	27	28	29
30						

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Approx. 13,500 SF Lot



27192 Westridge Ln | \$1,995,000
5-BR, 5-BA | Approx. 4,493 SF
Approx. 20,000 SF Lot



25965 Poker Flats Place | \$3,295,000
5-BR, 6 BA | Approx. 7,267 SF
Approx. 14,960 SF Lot

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Contact Brad directly at 949.678.5198 to set up a consultation.**



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