

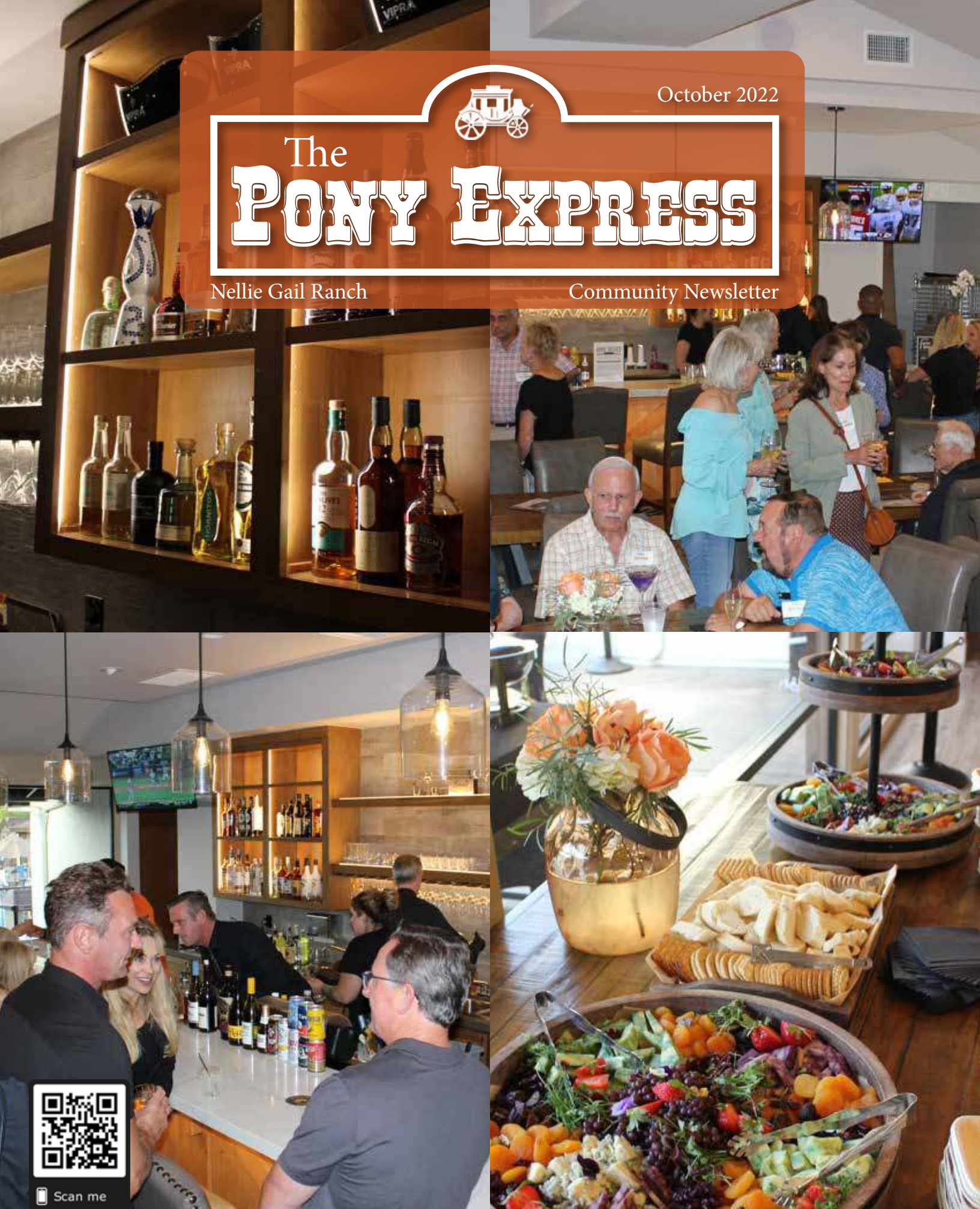
October 2022



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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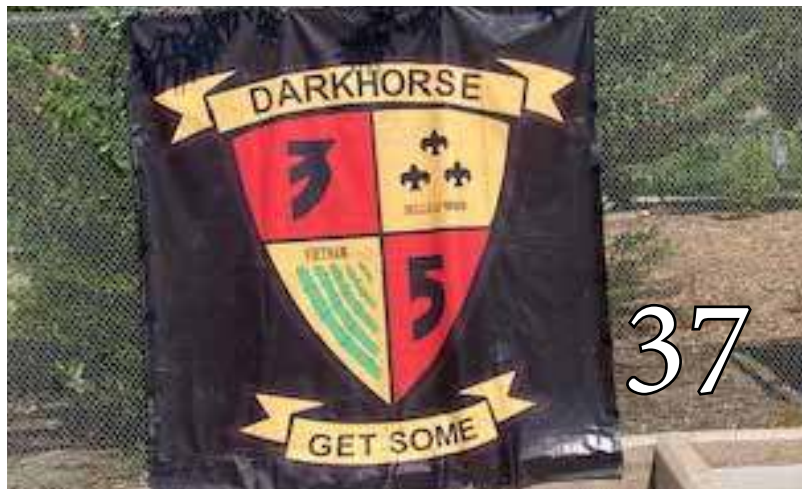
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Board of Directors

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Joyce Taylor	SECRETARY
John Park	CO-TREASURER
Paul Holland	CO-TREASURER

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

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

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(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
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(877) 728-0446	CR&R (Trash Pickup)
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or drop off at the Association Office.



Mission Statement

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

Board of Directors Meetings

The next Open Session Board Meeting and Open Homeowner Forum is scheduled for October 18, 2022 and will be held live in the Association Clubhouse.

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

The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

Architectural Review Committee

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

Association Committees

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

Architectural Review Committee

Emergency Preparedness Committee

Equestrian Committee

Events Committee

Landscape Committee

Security Committee

Trails and Safety Committee

MANAGERS MESSAGE

CC&R Amendment Survey



We have received 336 survey responses representing 24% of the Nellie Gail Ranch membership. Based on input reflecting support for the proposed amendment, the Board has approved sending a ballot to the membership for vote. Per the CC&R's, an amendment must receive a 75% "yes" vote to pass (1,055 of 1,407 members). After the final counting of ballots the Inspector of Election will confirm the total "yes" votes. Civil Code has a provision that permits the Association to petition the court to approve the amendment if there is a greater than 50% "yes" vote total. If there is greater than 50% support via "yes" votes the Board will consider petitioning the court to approve the amendment.

Information regarding the proposed amendment and ballots will be mailed within the next few weeks. Please look for your ballot in the mail and return it at your earliest opportunity. Thank you to our 336 survey respondents.

336 Survey Responses Received Representing 24% of the Nellie Gail Ranch Membership

1) Would you likely support a proposed amendment?

Yes (298 Yes - 89%) (Note 5 Yes' Voted No on #2)
No (38 No - 11%) (Note 6 No's Voted Yes on #2)

2) Are you in favor of authorizing the Association to establish a schedule of fines for violations of the short term rental restrictions consistent with the amount of rents received.

Yes (300 Yes - 89%)
No (36 No - 11%)

3) Would you be willing to assist with a door-to-door effort to gather ballots from homeowners to help achieve the 75% threshold?

Yes (79 Yes - 24%)
No (257 No - 76%)

4) The costs to attempt the amendment process are estimated as follows:

- Legal support to draft the amendment, ballot and notice to the Members: \$5,000
- Inspector of Election to print, mail and count ballots: \$4,400
- Return postage for ballots: \$750
- Extra Ballots for door to door soliciting: \$1,500
- Possible court filing to accept a 50% threshold if less than the CC&R required 75% is achieved: \$15,000.

Would you support a \$26,750 budget (\$19 per homeowner) to attempt the amendment process?

Yes (284 Yes - 85%)
No (52 No - 15%)

ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the
ARCHITECTURAL REVIEW COMMITTEE ON SEPTEMBER 13, 2022

The Submittal Deadline for the October ARC Meeting is: **October 25, 2022.**

ADDRESS	PROJECT	RESULTS
25471 Nellie Gai	Solar	Approved with Conditions
25431 Spotted Pony	Solar	Approved with Conditions
25892 Pecos	Sport Court	Denied
25422 Spotted Pony	Solar	Approved with Conditions
24842 Beargrass	Resubmittal Solar	Approved with Conditions
2571 Dapple Grey	Corrals	Pending
25671 Nellie Gail	Statue	Denied
24902 Buckboard	Hardscape, Paint	Denied
26101 Hitching Rail	Addition to home	Denied
2605 Red Corral	Solar	Approved with Conditions
25732 Highplains	Painting	Approved with Conditions
27501 Boothill	Tree Removal	Denied
25072 Nellie Gail	Hardscape, Landscape	Approved with Conditions
27221 Westridge	Painting	Approved with Conditions
25321 Gallup	Solar	Approved with Conditions
25736 Dillon	Resubmittal Addition	Approved
27192 Lost Colt	Patio Cover	Approved with Conditions
24931 Mustang	Garage Cover	Approved
27322 Lost Colt	Addition	Approved with Conditions
24942 Hitching Rail	Resubmittal Tennis Court	Deferred 1 Month
27292 Westridge	Artificial Turf	Denied
25965 Poker Flats	View Obstruction	Approved
24882 Buckboard	Solar	Deferred 1 Month
24961 Nellie Gail	Front Landscape, Hardscape	Approved with Conditions
26131 Red Corral	Artificial Turf	Approved with Conditions
25042 Buckskin	Resubmittal Windows	Approved; Driveway-Denied

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.

NELLIE GAIL S.M.A.R.T

Complimentary Architectural Submittal Consultation

Are you thinking about, or in the process of drawing up plans for a home improvement project? Besides receiving help from our Nellie Gail Ranch office staff, we are pleased to announce a new program to help homeowners with their home hardscape and landscape improvement projects and to help you get your submittals approved!

Our consulting architect, Jeff Smith will be on site once a month to help homeowners with plan submittal conformity with the NGR Architectural Guidelines & CC&Rs. We will not be taking the place of your architect in design and aesthetic guidance, but we will assist in brief 15 minute sessions with you, and your architect if you wish, to provide counseling on the submittal requirements including but not limited to the following:

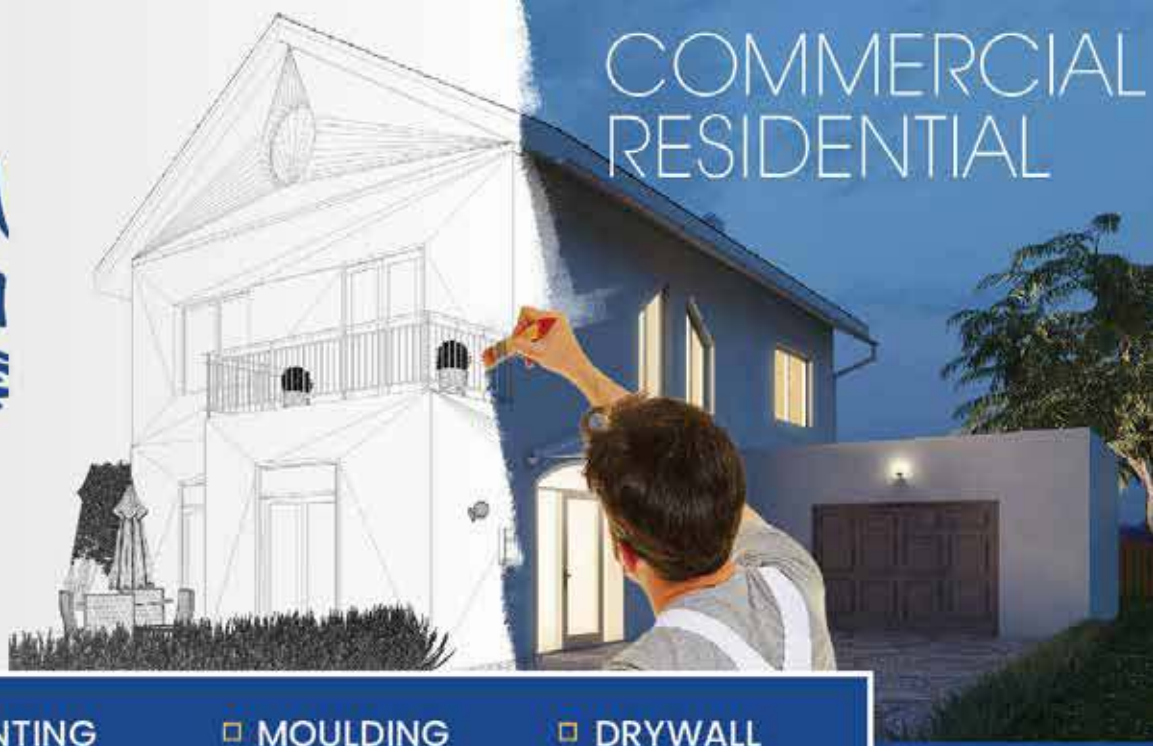
- What is required for an Accessory Dwelling Unit?
- What can and can't be located in proximity to the Equestrian Easement?
- What drainage may be required based on your proposed improvements?
- What material samples should be included with the submittal.
- What are the setbacks for your property?
- What is the maximum permitted height of the structure?
- Is a survey required?
- What level of detail needs to be on the plans for your specific improvements?
- What screening may be required to soften hardscape elements like solar panels, retaining walls and sport courts?

Come with your plans, or ideas, and your wish list! **The goal of this new program is to improve the homeowner experience with the review process and increase the number of 1st review approvals.** We will alternate depending upon RSVP preferences between morning meetings with a complimentary smoothie or an afternoon "Wine & Design" complimentary glass of our house wine. Meetings will be scheduled monthly on the 4th week. Please call the Association office at 949-425-1477 for an RSVP appointment and information on what to bring.





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MINUTES

NELLIE GAIL RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING - OPEN SESSION

TUESDAY, AUGUST 16, 2022

I. CALL TO ORDER

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

DIRECTORS PRESENT

Mark Fisk
Paul Holland
Joyce Taylor (Via Zoom)
Loree Blough (Via Zoom)

DIRECTOR ABSENT

John Park

MANAGEMENT

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

OTHERS PRESENT

Bill Curry, Legal Counsel Whitney / Petchul

II. ELECTION OF OFFICERS

- **Mark Fisk** was nominated as President
- **Loree Blough** was nominated as Vice President
- **Joyce Taylor** was nominated as Secretary
- **John Park** was nominated as Co-Treasurer
- **Paul Holland** was nominated as Co-Treasurer

All nominations were approved.

III. HOMEOWNER FORUM

Several homeowners attended to participate in the discussion regarding the proposed short term rental restriction CC&R Amendment.

IV. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on July 19, 2022. Actions taken include:

1. Approved June 30, 2022 Executive Session Minutes
2. Approved July 11, 2022 Executive Session Minutes
3. Reviewed July 2022 Legal Report.
4. Interviewed a candidate for Tennis & Pickleball Director
5. Approved contract for ballot distribution and Inspector of Election for CC&R Amendment Special Election.
6. Conducted an enforcement hearing regarding party nuisance.
7. Approved renewal of legal retainer with Whitney / Petchul
8. Approved a contract with DP Tennis for Tennis & Pickleball programming services.
9. Approved a concessionaire contract with Delectable, LLC.
10. Approved an agreement with Advanced Painting to paint Barn D interior and exterior surfaces at the Equestrian Center.
11. Approved a contract with Newman and Associates to prepare the 2022 year end audit and tax returns.
12. Approved a 6th amendment with Crown Castle for amendments to the cell tower agreement.
13. Received and filed the FSR and CLA collection reports.
14. Received and filed the Violation Report.

An Executive Session meeting was also held on August 2, 2022. Actions taken include:

1. Review of payroll budgets

V. CONSENT CALENDAR

A. CONSIDERATION OF APPROVAL OF JULY 19, 2022 OPEN SESSION MINUTES

Motion: Fisk
Second: Blough

Resolution: To approve the Open Session Minutes dated July 19, 2022 as presented.

Ayes: Fisk, Blough
Nays: None
Abstain: Taylor, Holland

The motion passed.

B. CONSIDERATION OF APPROVAL OF AUGUST 2, 2022 OPEN SESSION MINUTES

Motion: Fisk
Second: Holland

Resolution: To approve the Open Session Minutes dated August 2, 2022 as presented.

Ayes: Fisk, Holland, Blough
Nays: None
Abstain: Taylor

The motion passed.

C. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2022 FINANCIAL STATEMENTS

Motion: Fisk
Second: Holland

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2022, reflecting the following:

The Consolidated Balance Sheet reflects \$3,225,463 in reserve funds, \$1,480,539 in operating funds, \$8,400 in Petty Cash, and \$679,342 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,393,743.

Year to date Assessment Revenue totals \$2,046,847 compared to the budgeted \$2,048,832.

Year to date Total Consolidated Revenue is \$3,361,549 to the budgeted \$3,324,972.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$35,802) compared to the budgeted decrease of (\$225,574). Consolidated Net Income year to date prior to adjustments for depreciation is \$65,817 compared to the budgeted decrease of (\$14,338). Year to date reserve funding is \$365,384 compared to a budget of \$353,256. The variance is reserve interest income.

The motion passed unanimously.

REMAINDER OF THE CONSENT CALENDAR

Motion: Holland
Second: Taylor

Resolution: To approve Consent Calendar resolutions for agenda items V-D through V-H.

The motion passed unanimously.

D. CONSIDERATION OF APPROVAL OF DELINQUENCY POLICY FOR MAILING WITH THE 2022-23 BUDGET AND \$20 ASSESSMENT CREDIT FOR FULL ANNUAL ASSESSMENT PAYMENT BY OCTOBER 31, 2022

Resolution: To adopt the Delinquency Policy effective October 1, 2022 for mailing to the membership with the 2022-23 Budget and associated disclosures.

To approve an assessment credit of \$20 for homeowners who pay the full years assessment by the firm no exception deadline of October 31, 2022.

MINUTES - CONTINUED

E. DELINQUENCY STATISTICS REPORT

Delinquency Statistics for the Open Session Minutes:

- There is one (1) past owner delinquency with an assessment balance of \$485.40.
- Thirty-three (33) current owner past due delinquencies total \$50,443 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.9% of the annual assessment budget.

F. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON ONE ACCOUNTS

Resolution: To report the August 16, 2022 Executive Session approval to commence foreclosure for collection of outstanding assessments on the following parcel:

Parcel Number	Assessments Due	Total Amount Due
627-321-05	\$1,941.30	\$2,606.60

G. ACKNOWLEDGEMENT OF RESIGNATION OF EQUESTRIAN COMMITTEE MEMBER

Resolution: To accept the resignation of Jim Berens from the Equestrian Committee and acknowledge his contribution to the community through his dedicated service as a member of the Committee.

H. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER

Resolution: To approve appointment of Tina Frey to serve as a Member of the Trails & Safety Committee through January 31, 2023, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

End of Consent Calendar

VI. NEW BUSINESS

A. CONSIDERATION OF DRAFT SURVEY TO CONFIRM SUPPORT FOR PROPOSED CC&R AMENDMENT TO RESTRICT SHORT TERM RENTALS

Motion: Fisk

Second: Blough

Resolution: To approve the draft survey questions. Management was directed to send it out to the community in the next End of Week email distribution and publish it in the September Pony Express and with the 2022-2023 Budget mailing.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF 2022-23 EQUESTRIAN CENTER USE FEES

Motion: Holland

Second: Fisk

Resolution: To approve the 2022-23 Equestrian Center Fee Schedule effective October 1, 2022.

The motion carried unanimously.

C. CONSIDERATION TO APPROVE 2022-23 EQUESTRIAN CENTER BUDGET

Motion: Holland

Second: Fisk

Resolution: To approve the 2022-23 Equestrian Center Budget.

The motion carried unanimously.

D. CONSIDERATION OF REVISION TO SWIM CENTER MEMBERSHIP FEES

Motion: Blough
Second: Taylor

Resolution: To approve the Swim Center Fee Schedule effective October 1, 2022.

The motion carried unanimously.

E. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2022 TO SEPTEMBER 1, 2023

Motion: Holland
Second: Taylor

Resolution: To approve renewal of insurance policies.

The motion carried unanimously.

F. PRE-SUBMITTAL ARCHITECT CONSULTATIONS

Motion: Holland
Second: Fisk

Resolution: To approve 60 to 90 minutes of open consultation time with Jeff Smith, at a rate of \$205 per hour for homeowners to drop in for a "Wine & Design" consultation to discuss home improvements they may be considering to receive guidance regarding the design and submittal process. The meetings would be on a drop-in basis 10-15 minutes each.

The motion carried unanimously.

VII. REPORTS

The following reports were received and filed by the Board: Architectural Review, Community Events, Communications Report, Equestrian Center Managers Report, Equestrian Committee Meeting Recaps, Solar, Sunset Landscape Report, Trails & Common Area, Trails.

VIII. CORRESPONDENCE

Correspondence was received and filed.

IX. NEXT MEETING

The next Regular Open Session Board of Directors meeting is on Tuesday, September 20, 2022 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.



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SWIMMING IS BORING

By Felipe Delgado, Founder & Managing Partner - Evolution Swim Academy

The title of this article is eye catching. Not because it provides groundbreaking news but because it's written by someone who loves swimming and someone who makes a living by providing families with quality swim programming. So why start this article on such a sour note? Because it's true and something must change if swimming is to continue to be one of the more popular youth activities in Southern California.

There are many reasons people swim: some will learn to simply be safer in the water while others will take up the sport as a lifestyle choice. It is a great way to stay healthy and a great sport for young people. It is also a sport that can be done for a lifetime. Yes, with low impact and zero gravity, swimming is one of the friendlier sports for older adults looking to stay in great health as they enter their golden years. But let's talk about swimming at the young, age-group level. Let's talk about what has happened to the sport of swimming in the last two years, specifically here in Southern California.

Over the past two years, participation, and enrollment in swimming as a sport has dropped by over 30% in Southern California. This is according to Southern California Swimming (SCS), the local swimming chapter for United States Swimming. Pre-COVID registrations at SCS hovered at about 25,000 swimmers. Today, it's at 17,000, give or take. That's a 32% drop from pre-pandemic numbers and if you look even further out, it represents an even greater drop in registrations. So, what gives?

I have identified a few reasons why this may be the case and some of it is our own doing. Let me start with the obvious, swimming is boring! Who wants to spend hours looking at a black line while swimming up and down the pool? In addition, swimming at the

novice level requires kids to attend practice multiple times per week, attend swim meets that are long, boring, and give you very little return on your investment. Here is how swim meets compare in relationship to other activities that kids participate in.

AYSO Soccer game:

1 hour 15 minutes + 15 minute warm up

Little League Baseball game:

1 hour 45 minutes + 15 minute warm up

Volleyball game:

1 hour + 15 minute warm up

Swim Meet:

4-hour session, Saturday & Sunday, + 1.5 hours before the meet for warm up

Do you notice how one of the above doesn't look like the others? Here are two reasons that I've identified as to why our numbers are low.

1. With so much more to do in SoCal, parents look for activities that allow time for other activities.

Swimming is a "time-hog" which is a turnoff to the busy parent. Sure, many will try summer league, and why not, summer league is great and falls when schedules are less busy. Summer is also a finite window where you are not locked in for the long run.

2. Swim meets are long and since swim meets are the true indicator of progress, parents feel as though swim team requires swim meet attendance. That means that on swim meet weekends, you can forget all other activities, including team activities like soccer, volleyball, and baseball, which run concurrently during the fall and spring.

So, how can we make this better and save swimming? The first thing we can do is to lower the swim practice



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attendance burden. Why not have swimmers at the novice level attend 1 or 2x's per week? This would better align with other youth activities and would allow families to better include swim in their busy calendars. The second option is to greatly improve the swim meet experience. **I decided that I would take this bull by the horns.** This summer, I proposed a completely new swim meet format, one that would be very attractive to families that have multiple weekend activities. I believe that this would make swim meets an attractor versus a detractor when contemplating joining a swim team. Here is what the new format includes.

- 1.5-2.5-hour swim meets
- Swim meets would only take place on one of the two weekend days. For instance, swimmers aged 12 and under would only compete on Saturdays and swimmers aged 13 and over would only compete on Sundays. To be fair, this would rotate so that 12 and under swimmers would compete on Sundays on some weekends and 13 and over swimmers would compete on Saturdays.
- No referee disqualification. The referees would communicate with coaches via email on the Monday after the swim meet so that coaches can go over any disqualifications that occurred during the swim meet. This makes for a much more pleasant experience for the novice swimmer.
- Head-to-head competition. Swim meets would be run in either dual or tri-meets, creating a more competitive and fun environment for all involved.
- Since swim meets are considerably shorter, teams would have time slots on swim meet weekends. For instance, your swim team may have the first time slot, which means that warm up is at 7:30 am, with a swim meet start time of 8:00 am. The swim meet would be over between 9:30 and 10:30 am,

allowing you to have the rest of your weekend for other fun activities.

- No ribbons! Ribbons end up at the bottom of most swimmers backpacks so instead, teams host a celebratory event at the end of the season and swimmers each get a medal, like receiving a trophy at the end of a baseball season.
- Team scores are kept at each swim meet, which makes it more fun for all involved.
- Relays are held at each swim meet, giving swim meets more of a "team" competition environment.
- Most of the officials and administrators will be parent volunteers (friendly faces) – this will only take effect if the swim meet series is approved. Parents would go through a certification class that would take a weekend to complete.

Let's be honest, this sounds way more attractive than a 4-hour meet, where you get to see your swimmer compete a collective 2 and a half minutes. In the new format, swimmers may compete in 3 individual events and up to 2 relays. That's five races in a considerably shorter time frame. This is a win-win for all involved. It gives families and coaches their weekends back, swimmers get to compete more often and in a shorter time frame, and swim meets become an attraction!

Will this alone save swimming, who knows, but what I do know is that it is a step in the right direction and currently, there are 14 teams in Orange County piloting this new swim meet series. Of those teams, the Nellie Gail Ranch team, Evolution Racing Club, is not only participating but spearheading this change that can ultimately be a change that is adopted by SCS and USA Swimming.

Here's to making swimming more attractive!



Equestrian Spotlight | Tauren Price

Tauren Price began training with Hayden Clarke Sport Horses and moved her horse Caddie to Nellie Gail Ranch Equestrian Center in May of 2021. The top shelf training, facilities and riding trails were too good to pass up. In November of 2021 she imported a second horse from Sweden named Diddy. Finally in January 2022, Goliath joined the family and all three have settled in nicely at Nellie Gail Ranch.

Tauren's love of equestrian starting at the young age of three and after competing and winning in her first .65m jumper class at the age of 10, her course was set! Tauren competed Caddie through May of this year with a few top placings. Caddie is currently being leased and will remain with the family at the Nellie Gail Ranch Equestrian Center. Tauren continues to train on Goliath in the Low Children's Jumpers (1.0 meter) and earned Low Children's Champion honors at Blenheim August Festival.

Diddy was imported raring and ready to go having won top placings in the 1.30/1.35 meter in Sweden. With the help of Mickey Hayden, Lane Clarke and Natalie Banis, things are really coming together for Tauren & Diddy. This team competed and won the Blenheim August Festival \$1000 One K Helmets NAL 1.10m Children's Jumper Classic and set to compete in the Blenheim 2022 Jumping Festival this month.

Tauren is currently a sophomore at Newport Harbor High School, Honor Roll, Principal Cello in the Newport Harbor Orchestra, and member of the Newport Harbor Pep Squad.





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A small photo of a young girl riding a white horse, smiling.

TENNIS & PICKLEBALL CENTER NEWS

TENNIS CLINIC PHOTOS AND CENTER UPDATES

The clinic with top 10 ATP player Nicolas Almagro was a huge success. Nicolas Almagro provided some lessons and insight on what makes a top 10 ATP tennis player. We also celebrated Matteo Johnson's Birthday.



The PACSun League is now in full swing and Nellie Gail has 7 Teams representing this year! Pictured is our new D3 Team at a warm up around Robin in preparation for their first match.



Coach Kate continues to run the most successful Mini Tennis groups in Orange County. Mini Tennis is for players of all abilities aged 5-9 years. Below is a photo of the group players.



TENNIS & PICKLEBALL - CONTINUED

CONGRATULATIONS MAGGIE AND MARY BRASCIA

Nellie Gail Ranch Pickleball members, Maggie and Mary Brascia won the Gold Medal at the APP Tour's Sacramento Open held the weekend of September 23rd-25th. Maggie and Mary took home the Gold Medal in the Women's Doubles Pro division, and Maggie partnered with Hayden Patriquin to win Gold in the Mixed Doubles Pro division. Way to go girls! Way to represent Nellie Gail Ranch! If you see the girls around the Club, please feel free to say hello and congratulate them on their victories.



HONEYBEES | TROUBLE IN NELLIE GAIL

by Pamela Fraser, California Master Beekeeper

This very hot, dry year has been tough on us all but even tougher on the plants, animals and especially rough on our ever-present European honeybees. European honeybees (*Apis mellifera*) in So Cal. are experiencing, what beekeepers call a dearth. A dearth is a scarcity of resources for honeybee, like nectar and pollen (from flowers, plants and trees) used to make honey and food for the brood in the hives, plus water from rain used for drinking and cooling their hives. The scarcity of these precious resources can agitate even gentle European honeybees. In addition, we've seen an increase in the migration of Africanized honeybees from the South. If disturbed by noises from mowers, blowers, construction, even riding or walking through dry brush near their hive, is enough to cause an unprovoked attack. Recently a homeowner and horse were attacked by overly defensive bees. Samples of the dead bees were collected and submitted to USDA, through UC Davis. The quantity and condition of the bee samples were not enough for DNA confirmation but based on size and appearance they reported they strongly suspect they were Africanized bees (or *Apis mellifera scutellata*).

Africanized bees are notorious for robbing the hives of European Honeybees. That little bird house or owl box that once housed a gentle European Honeybee hive in your back yard can easier be usurped (taken over) by aggressive bees. Aggressor bees fly into the hive, find and kill the queen along with the rest of the colony. Remnants of the takeover can sometimes be seen on the ground below the nest. If one is very observant, you'll see 1000s of dead bees on the ground below the nest. The aggressor now has a ready-made home with resources, and you won't even know it happened until loud noises, such as a gardener using his hedge trimmer near the hive, or a person getting too close to that once gentle hive triggers an attack.

So, what can we do as homeowners do to prevent future attacks? First, find a reputable, professional beekeeper to remove that hive that has established itself in your bird house, owl box or irrigation box. If it is a gentle, feral European honeybee colony, the beekeeper will remove it, place it in a hive box and relocate it. If it's an aggressive colony, the professional beekeeper will humanely destroy it, and encourage you to remove the box where the colony made its' home.

BELOW ARE THE PROFESSIONAL BEEKEEPERS THAT SERVICE OUR AREA.

Dan @ We Save Bee

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Jonathan Carver

So Cal Bee Savers & Handyman
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THE WATERING HOLE

WHERE NEIGHBORS GATHER

INAUGURAL OPENING SEPTEMBER 21, 2022

As of this writing The Watering Hole has been open for one week. It has been exciting to see our homeowners and club members come in to enjoy a drink and bite to eat. The response has been enthusiastic with our guests interacting with each other in ways we had hoped. Neighbors meeting neighbors and club members socializing.

It's been a strong start and we foresee a great opportunity to make The Watering Hole an integral part of the Nellie Gail Ranch community. Our concessionaire and staff have been learning how to most efficiently use our kitchen space to prepare meals and we have already been experimenting with the menu to tweak it to our guest preferences. If you haven't been to The Watering Hole yet, we look forward to seeing you. If you have, keep coming back to see how we evolve. **See you soon!**



HOURS OF OPERATION ARE AS FOLLOWS:

TUESDAY - THURSDAY

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Coffee, pastries, smoothies, lite bites

Kitchen Service Hours: 4 p.m. to 8 p.m.

Full Dinner Menu

Bar Service Hours: 4 p.m. to 10 p.m.

FRIDAY

Kitchen Service Hours: 8 a.m. to 12:30 p.m.

Coffee, pastries, smoothies, lite bites

Kitchen Service Hours: 4 p.m. to 9:00 p.m.

Full Dinner Menu

Bar Service Hours: 4 p.m. to 11:00 p.m.

SATURDAY

Kitchen Service Hours: 8 a.m. to 9 p.m.

Breakfast, Lunch, Bar Bites Full Dinner Menu

Bar Service Hours: 11 a.m. to 11 p.m.

SUNDAY

Kitchen Service Hours: 8 a.m. to 6 p.m.

Bar Service Hours: 11 a.m. to 7 p.m.



MELODY DID IT AGAIN!

2022 Year-to-Date Nellie Gail Ranch Closings



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25342 Derbyhill Dr.
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25762 Dillon Rd.
\$5,900,000



25761 Dillon Rd.
\$3,828,000 / Seller



25761 Dillon Rd.
\$3,828,000 / Buyer



25471 Nellie Gail Rd.
\$2,865,000



25911 Pecos Rd.
\$2,850,000 / Buyer



25731 Bucklestone Dr.
\$2,525,000 / Buyer



25731 Bucklestone Dr.
\$2,525,000 / Seller



25031 Mustang Dr.
\$2,120,000 / Buyer



25031 Mustang Dr.
\$2,120,000 / Seller



25871 Sheriff Rd.
\$1,950,000

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"Melody was awesome to work with and truly is a Nellie Gail expert. She coordinated everything from staging to painting certain areas and getting the home in showing condition. She did all the showings and was always very responsive to us and checked in to see how things were going. She puts the effort in and it's quite apparent with how she gets homes bought and sold in Nellie Gail. Thank you so much for a good experience. Our dogs do miss her since she always had treats for them."



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EMERGENCY PREPAREDNESS

EMERGENCY WATER PRESERVATION

Written by Dr. Kenneth S. Cheng

Water (not food) is the single most important supply we need during a disaster. The human body can go as long as three weeks without food, we cannot go more than three days without water. This month's article will focus on some specific skills needed to access drinking water beyond what we have already stored.

Although you may have 10 to 55 gallons of water currently stored, your home likely contains an additional 75-100 gallons of drinking water that can be used as long as proper steps are taken to not allow it to become contaminated. These steps are outlined below. You will need some basic tools to accomplish these tasks. These tools include a screwdriver, crescent wrench or pliers, or a readily available gas and water main shut off tool.

Shutting off your water main valve. Learning how to shut off your water main valve is critical for two reasons: doing so will prevent contaminated water from damaged municipal lines from entering your home system, and, learning how to shut your water main may prevent damage to your home in the event you have a pipe breakage within your home or property. You must first identify the location of the valve. This valve is located at the water meter on your property near the street. It can be identified by a concrete cover that measures approximately 12 in. x 18 in. (see Figure 1.)



Removing this cover will expose the valve and water meter (see Figure 2). Note that the valve is located towards the street side of the water meter box. Using a wrench or earthquake utility tool, turning this valve 90 degrees will shut off the water supply to the home. A video of this process can be watched at <https://www.youtube.com/watch?v=8jEp5wtQLmY>

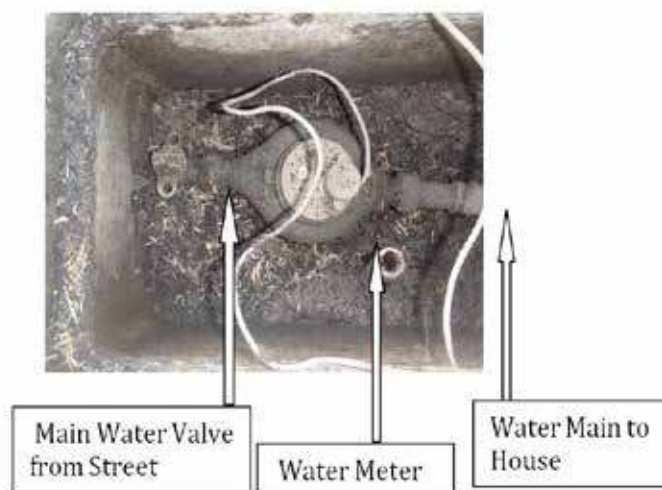


Figure 2.

Shutting off the gas main. Learning to shut off the gas is a critical skill, especially when you suspect structural damage to your home. It is best to shut off the gas at the main when you are unsure of possible damage. This is accomplished by identifying your gas meter, usually found at the side of the house, often near your electrical panel (see Figure 3.) The valve is located at the bottom of the gas line that comes up from the ground and enters the regulator and meter. Turning this valve 90 degrees will shut off the gas to the home. This can be confirmed by seeing no movement in the gas meter dial and hearing no gas pass through the regulator. A video of this process can be watched at <https://www.youtube.com/watch?v=ZPUh8UKX-ZQ>

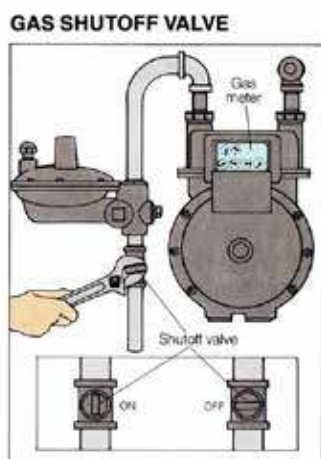


Figure 3.

Shutting off the gas water heater. If you are certain that there is no structural damage to the home, you may not need to shut off all the gas (and thus eliminating a potential resource for cooking) and may only need to turn off the hot water heater. This is accomplished by turning the top, smaller dial to the "off" position (see Figure 4, green arrow.) This is very important as it will prevent the water heater from heating up as you drain the water from the water tank. It is insufficient to turn the larger thermostat dial in front to "vacation" as this does not completely turn off the water heater.



Figure 4.

Once the water heater has cooled sufficiently, the water can be drained and used as drinking water by opening hose bib drain (see Figure 5) located near the bottom of the water heater. A screwdriver may be needed to turn this valve. You may also need to open a hot water faucet inside the house to break the vacuum and allow for the water to drain.



Figure 5.

Preventing sediment build up. As mentioned last month, the hard water found in South Orange County can lead to a build up of sediment. Although not harmful to one's health, the sediment can decrease the efficiency of the water heater function. As such, it is recommended that the sediment be removed by regularly draining the hot water heater. This is done by the following steps:

1. leave the water main on,
2. turn off the hot water heater as stated above,
3. attach a garden hose to the hose bib drain, and
4. open the valve allowing the water to flow out into the street (or yard, if sufficiently cooled).

This should be done at least once a year to prevent a build up of sediment.

The skills listed above will allow you to have access to additional drinking water in the event of an emergency. In addition, these skills can also help you lessen any damage that may have occurred to your home during a disaster. If you wish to learn more disaster preparedness skills, consider becoming a Block Captain as monthly courses are offered to our Block Captains and Area Coordinators. Contact us at **emergencypreparedness@nelliegailranch.org**.

NELLIE GAIL RESIDENT FEATURE OF THE MONTH

Meet Melody Parman

your award-winning Nellie Gail Injury Attorney

melody@avreklaw.com



As a proud Nellie Gail resident, wife, mother of two, and managing attorney of Avrek Law Firm, Melody Parman has spent virtually every day of her adult life advocating for victims of serious injuries while balancing the joys of motherhood. Avrek Law Firm is one of the largest female-owned personal injury law firms with offices throughout California, Arizona, and Nevada. Melody is a trial lawyer by trade who takes pride in being a true legal visionary and we had the opportunity to meet and get to know her on a personal level and asked her; why she lawyers?

I've always wanted to be a lawyer. I've always wanted to help those without a voice. When I was 10, I would record videos of myself giving opening or closing statements as if I were in trial. My parents thought it was hilarious and suggested I take acting classes. They found me a talent agent and in our first meeting, he asked, "Is it your dream to be an actress" and I immediately said "NO, I don't want to be an actress. I want to be a lawyer!" We walked out of there and I never looked back. At age 15, I began interning for a law firm. At 18, I was accepted to UCLA and as a political science major, I was elected President of the Political Science Club. I also represented the school in Model United Nations traveling across the Country participating in some serious debating.

After graduating, I attended California Western School of Law in San Diego and finished a three-year program in only two (I just couldn't wait to get into the court room!). In 2010, I received my law license and ever since have advocated for victims of severe and catastrophic injuries. Most of my clients have been involved in some catastrophic injury and their life will never be the same. Imagine waking up one day and your life has just been turned upside down. Those are the people I fight for.

Avrek Law Firm specializes in all types of injury cases, whether it's motor vehicle, pedestrian, motorcycle, or construction site accidents, we represent injury victims. We help those in need! if you, a loved one, or anyone that you know has been injured, contact your neighbor, Melody Parman for a free case evaluation at **949-997-0593**.

Next month, Melody will be sharing some historical case wins! Stay tuned!



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

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

We currently have sponsorship opportunities available for our upcoming and well-attended 2022 Summer Concert Series (June 10 and 24, July 8 and 22, August 5 and 19).

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

Mary Gonzales - maryg@nelliegailranch.org

Dennis Moss - dmoss@nelliegailranch.org

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- Prominent **banner display** at event

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


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(as of March 2022)

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FREE EVENT

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TEAM DARKHORSE

"IN THE FIELD WITH TEAM DARKHORSE" — A TESTIMONY TO OUR COMMUNITY!

By Karen Robbins

Marines assigned to Camp Pendleton's 3rd Battalion, 5th Marines quickly learn the city of Laguna Hills embraces them as our "adopted sons and daughters". Over the last 12 years hundreds of Marines have served, trained, deployed, and been welcomed home with homebaked goodies and homegrown love. Marines eventually move on to other units or to civilian life, but we are often told by those Marines and their Commanders that they never forget the kindnesses shown them by our city, Team Darkhorse and its volunteers.

Similarly, over those 12 years, word spread in our own community about our organization and mission. Accordingly Team Darkhorse has and continues to receive donations and help from private citizens, business', clubs and groups in our city — all of which make our work possible.

In September and coming up in October are two such events — Laguna Hills High School annual "Hawks Hails our Heroes" Football Game (which honors first responders, and military) and Pumpkin City's 2nd annual OKTOBERFEST, which selected Team Darkhorse as their selected charity. We would like to thank them and highlight their efforts here!

LHHS FOOTBALL TEAM ANNUAL "HAWKS HAIL OUR HEROES" GAME

"On behalf of Laguna Hills Football and Laguna Hills Football Boosters, thank you for The support and participation of Team Darkhorse in the 2022 Hawks Hail Our Heroes event, this past Friday evening. The 3/5 banner and the 3/5 tribute banners remind the Laguna Hills community of our commitment to the 3/5, and remind all of us to reflect upon and be grateful for the Service and sacrifice of our military service members, present and past." - *Doug Tennant*





PUMPKIN CITY OKTOBERFEST

Sept 30 - Oct 31

Experience the magical charm of this fall tradition — Games, activities, puppet shows, petting zoo, live music and food. Admission is free before 4 PM Monday-Friday. THE BEER GARDEN features "Brats" Sausage and Beer from GameCraft Brewing Co., and is open Monday -Thursday 4:30-8:30;Friday - Sunday 10 AM - 10 PM. Beer Garden will be closed Oct 3,4,10,11 and 31. All proceeds from beer sales will benefit Team Darkhorse!



Pictured at last year's OKTOBERFEST is Darkhorse Veteran Sgt Marcus Chischilly and one of the current enlisted Marines. They brought their families up from San Diego to participate and enjoy the festivities.



TEAM DARKHORSE -

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

Welcome to **Nellie Gail Ranch**

New Residents as of 09/01/2022

Gary Ulaner

Vu Tran & Hung Nguyen

Chris-John Craw & Toni Craw

Frank Cangelosi & Nancy Cangelosi

Michael Hernstad & Cindy Hernstad

Jason Chin

Rick Fenelli & Frances Fenelli

CLASSIFIED ADS

SEND US YOUR AD

EMAIL PONYEXPRESS@NELLIEGAILRANCH.ORG - NOTE 'CLASSIFIEDS' IN THE SUBJECT LINE
ADS ARE FREE TO NELLIE GAIL RANCH RESIDENTS | \$10/MO. PER AD FOR NON-RESIDENTS

SERVICES

TWO FOR THE SHOW – MUSIC DUO

TWO FOR THE SHOW was formed by seasoned musicians Mark Galluzzo and Dale Erkel (both long-time NGR residents) in 2018 with the goal of providing a unique musical experience that features a wide variety of timeless pop and rock classics appealing to audiences of all ages. Their recent performance at the NGR Club House/Emergency Preparedness Center Grand Opening was enjoyed by all who attended. If you're planning a private party or event TWO FOR THE SHOW will entertain with a customized playlist – from soft rock to popular dance songs. Check out our YouTube channel at "Two For The Show Orange County" to see promo samples along with a variety of full recordings of songs we cover. For more info, contact us at 949.643.0949 (no texts) or twofortheshowsocal@gmail.com.

COMPLETE BUILDING AND OFFICE DISINFECTION

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.

PET CARE

Going away and need a pet sitter? Get an affordable pet sitter that comes to you. Starting at \$10 a visit. (949) 297-6848 or visit nopawslikehome.com.

SPANISH TUTORING AND LESSONS

Spanish tutoring and lessons. I tutor all ages and levels. Elementary, High school, College, conversation & translations. Great results and referrals. 15+ years experience. Please call or text for more information. Maria's cell 949 8360846 or email: mparser@yahoo.com.

EXPERIENCED AND 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 and 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.

PIANO INSTRUCTION IN YOUR HOME

Learn the music you love. Popular, Classical, Jazz and Blues, Musicals such as Le Miserable, the Phantom Of The Opera, and Movie Themes. Children and Adults welcome. I teach many retirees who didn't have the time to learn

when they were busy with careers and family. I have two college degrees. One is in music and the other is in child psychology. I also took five years of piano pedagogy from a private instructor after graduating from college. I've been teaching 25 years. My website is www.thekeyboardlady.com My email is marshyvonne13@gmail.com Phone # is 949 637 8208.

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.

PIANO IS FOR PRESCHOOLERS, TOO!

Children from two years on gain concentration, increased memory, brain power, and great listening skills learning to play piano beautifully. Instrumental lessons create diligence, perseverance, daily work ethic and self-confidence for success in school and life. Visit www.PianolsForPreschoolersToo.com. Call or text 949/246-6492, or email maxine.casper@cox.net.

PET SITTING

If you're looking for a dependable, caring, Laguna Hills pet sitter then you're reached the right person. My name is Diane and I've loved animals my whole life. I've been doing this for over 2 years sitting various breeds of dogs, cats of various ages and some guinea pigs too. Contact me at 949-463-8842 or at my email address gpriddle19541954@gmail.com for a meet-up in person or a call by phone.

CALLING ALL EQUESTRIANS

Tired of searching multiple websites for equestrian products and services? Wish you could browse horses for sale after ordering monthly supplements? Equivont.com was created to help bridge the gap between riders and equestrian businesses. Equivont partners with the best equestrian businesses to bring you quality products, great horses, and reputable service providers all in one online. Equivont provides information on horses for sale/lease, grooming products, supplements, riding apparel, trainers, clinics, tack, vets, trailers, business services - just to name a few! They really do have everything you need for you and your horse. Nellie Gail Resident Owned Business.

CLASSIFIED ADS - CONTINUED

FOOT ZONE WELLNESS BY BROOKE

Foot Zone Therapy is a holistic approach to physical and emotional healing. It involves the stimulation of certain parts of the feet as a means of improving the function and balance of other parts of the body. Foot Zoning offers numerous benefits including improved circulation, digestion, immune strength, hormonal balance, and energy. It may also provide relief from asthma, fibromyalgia, post-natal depression, migraines, high blood pressure, stress, and tension, among other conditions. For more info, visit footzonewellness.com. To schedule a foot zone, contact Brooke Humpherys at (949) 228-8759 or brooke@footzonewellness.com. \$75 for an hour-long session

BABYSITTING

Looking for a neighborhood babysitter? With 5+ years of experience taking care of kids of all ages, Alexa is more than capable. LHHS high school student, Nellie Gail resident. Give her a call at 949-304-9202.

DO YOU HAVE FRUIT TREES?

I will visit, examine and advise in an effort to increase your Fruit Trees health and fruit production . . . Successful Fruiting is dependant on Correct Balance in each of the following: Adequate water - but not excessive, wisely improving soil fertility, wise trimming and at least two times a year - Fertilizing with the Eight Nutrients which fruit trees need ! We essentially live in a Desert - so many areas of soil have excessive Salt = Alkalinity . When we apply incorrect fertilizer we worsen this salt problem. Do not apply poor choice fertilizers - common in retail stores ! Realize that your future fruit production - will only come from blossoms on new twiggy growth - so correct trimming and fertilization are the primary ways to increase future fruit on your trees ! To call for a consultation - leave a voice message at 949 888 7737 (Please no Texts) I can also do trimming and fertilizing . . . Thanks Craig Allan

BEAUTYCOUNTER CONSULTANT

Contact Michelle Hudgins at 949-874-4466 for Beauty counter consulting. Visit <https://www.beautycounter.com/michellehudgins> to see Clean and Vegan products that make you look and feel great.

SAVE THE DATE - SQUARE DANCING

The Ramblin' Rogues Square Dance Club is offering two free introductory square dance classes: Thursday evening September 15 & Sept 22 from 7:00-9:00 pm at the Norman P. Murray Community Center, Mission Viejo On subsequent Thursdays, the classes will be offered at \$6 per person COME JOIN THE FUN!

HAPPY HOUR MIXER FOR ILLUMINATION FOUNDATION

Thursday, August 4th, 5:30-7:30

We invite you to learn about Illumination Foundation and the different opportunities to get involved with this organization. Dear neighbors, please join me for a glass of wine and appetizers to learn about how a local non-profit, Illumination Foundation, is integrating housing and healthcare solutions in Southern California. Our hope is to bring together like-minded community members that are interested in supporting this mission to disrupt the cycle of homelessness. Stop by to learn more, get involved, or just enjoy a glass of wine with neighbors!

Please RSVP to Anna at amurphyduehring@ifhomeless.org.

WRITER NEEDED

Part-time • Pay: 15/hr - Job Description: Looking for a writer to transpose, co-author science fiction graphic novel intended for sixth grade and older audience. Looking to write 100-150 pages. Responsibilities: • Attend weekly zoom meeting to discuss progress • Write 2 to 3 pages or more each week • Email progress to author each week and take any notes from author • Keep track of hours worked Job Qualification: • High school Diploma or equivalent • Proficient in English • How to apply: Email bettsm15@gmail.com your name, contact information and when you are available to be contacted Provide a resume. Provide samples of writing (2-3 pages)

FOR SALE

FRESH HONEY FOR SALE

Twelve oz jars of local honey at \$ 14.00 a jar. Contact Alberta at Hey Honey 949-646-2606. Also does backyard hives rescues and host hives, or can transport them to other pollen rich parts of OC.

CROSS TRAIN FOR TOTAL BODY WELLNESS

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 949-350-5411, email mcm623@cox.net or follow @debra.dance on Instagram.

LICENSED MARRIAGE AND FAMILY THERAPIST

If you have a child, teenager, or emerging adult who is struggling with hurt, grief, anxiety, or any other burden that appears heavy on their heart, I am here to help. It is my desire to create a space for clients to feel safe and heard within the counseling room. I believe that deep healing and change occur through a genuine and honest relationship with a caring counselor. You are warmly welcomed here. Grant is a Licensed Marriage and Family Therapist who specializes in working with teens and young adults. He's lived in Nellie Gail for the last six years and also serves as the Young Life Area Director for South Orange County. He'd love the opportunity to work with you and your family. Please call (714) 276-8957 for a free 15-minute consultation or visit www.grant-waggoner.clientsecure.me to schedule an appointment. Office is located in Dana Point.

PRECOR EFX546 ELLIPTICAL

In great condition, recently fully serviced to maintain top condition. Heavy-duty machine. Has 8 programs and 20 resistance levels. Takes up minimal floor space. Specs: crossramp 13-40 degrees (adjustable) Stride length 18 inches dimensions: 80"x 30x 62 inches maximum user weight: 400lbs. \$995. Heidi (Fine) Berman 25321 Abilene Ct. 949-939-3030

BERNEODOODLE PUPPIES

Bernese Mountain Dog / Poodle mix. These F1B Bernedoodle's are hypoallergenic and will not shed. They will be 40-60 lbs and stand about 24" when they are grown. They are a smart, athletic,

playful, and yet mellow breed. I have 2 males available. You can see pictures at BernedoodlesByFaith.com or call Julie 925-389-6363 to meet them. The cost is \$5000/puppy.

SUBZERO 48" CLASSIC REFRIGERATOR/FREEZER

Gorgeous stainless steel SubZero fridge/freezer, side by side. Total width 48". Includes water/ice dispenser in door. Unit is lightly used and in excellent condition. Cost new is over \$15,320 and months of waiting. This unit is ready for pickup in Nellie Gail. Cost is \$7,500. Call or Text and I can send photos. 949-285-3684

HEALTH

NUTRITIONIST & PERSONAL TRAINER

Master your mind and body in the comfort of your own home. Functional weight training geared towards helping individuals achieve weight loss/muscle gain. Contact for more information! Iden Shahir at (949)633-5410 www.livefitwithiden.com Instagram: @livefitwithiden

SWIMMING LESSONS

Its never to early or late to learn how to swim or just to improve your skills. CPR and first aid certified, 2+ years of coaching experience and 12+ years of swim team and competitive water polo experience. High School senior, Nellie Gail resident. Text or call Donnie at 949-771-4044. water polo experience. High School senior, Nellie Gail resident. Text or call Donnie at 949-771-4044.

KURE IT WOMEN'S GUILD

Funding Cancer Research and Saving Lives! When thinking of supporting a non-profit organization, most struggle with how to get started and who to support. The **KURE IT WOMEN'S GUILD** is a group (or "Hive") of like-minded, philanthropic ladies tackling one of life's most pressing issues . . . finding a cure for cancer. We support Kure It, an Orange County-based non-profit, which grants "seed money" to Comprehensive Cancer Centers for cutting-edge research. Kure It relies on the Women's Guild for fundraising, outreach, awareness, and setting the perfect environment to collaborate. We host several activities throughout the year, such as a succulent arrangement design class, charcuterie workshops, wine tasting, coffee pour-over lessons with a professional coffee roaster, and intimate meet and greet events. Cancer has touched the lives of many; the Kure It Women's Guild is creating fun opportunities to build new relationships, enjoy time together, and fund cancer research. For more information, please contact Women's Guild president, Kerri Hatfield at kckhatfield@gmail.com

GET FITT WITH BRITT

Come train with me at my private home gym right here in NGR. Certified personal trainer, corrective exercise specialist, nutrition coach and NGR resident. I will help you set and keep your health goals, while making it fun! All fitness levels, teens and adults, welcome. 1:1 personal training, small group training sessions, and strength cross training for youth athletes, all provided in private gym. Call, text or email to set up a free initial consultation: 949-257-2123 or hello@fittwithbritt.com website: www.fittwithbritt.com

PRIVATE YOGA LESSONS

Looking to expand your knowledge in yoga and would love to learn some yogic breathing techniques? I can help! With a 200hr Yoga Teacher Training certificate & 10+ years of experience I can help guide you through your yoga journey. After all, it's a lifestyle! \$80 per person for an hour long session. Contact me for more information! Brittney Trujillo at 714.234.7627

RENTALS

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 15 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.

LOST AND FOUND

Lost: Chanel Sunglasses

(model number 4125) and sterling silver bird necklace. These items were lost in Gallup Park during the last concert on July 23. If either item is found, please email me at Heatwaveswimwear@att.net

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.



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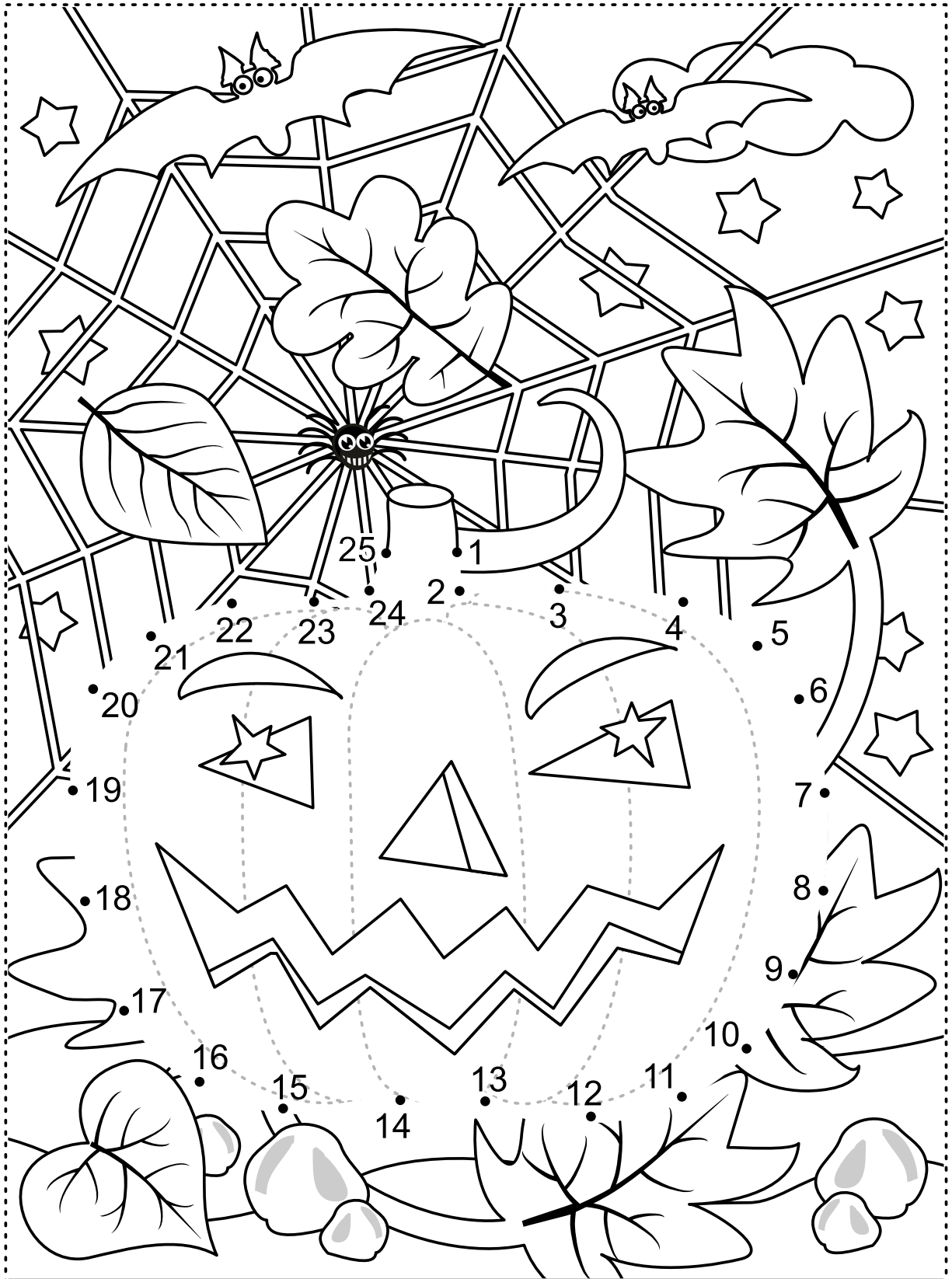
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THE PUZZLE PADDOCK

DRAW THE SCARY PUMPKIN



RANCH RECIPE



HALLOWEEN **BLOODY EYED** SPAGHETTI

INGREDIENTS

1 LB. GROUND BEEF
1/2 MEDIUM ONION, FINELY CHOPPED
1/4 C. PANKO BREAD CRUMBS
2 CLOVES GARLIC, MINCED
2 TBSP. CHOPPED FRESH PARSLEY
1 LARGE EGG, BEATEN
KOSHER SALT
FRESHLY GROUND BLACK PEPPER
1 LB. SPAGHETTI
1 1/2 C. MARINARA, WARMED
CILIEGINE, CUT INTO ROUNDS
BLACK OLIVES, SLICED CROSSWISE INTO ROUNDS

PREPARATION

1. PREHEAT OVEN TO 410° AND READY A RIMMED BAKING SHEET.
2. IN A LARGE BOWL, ADD BEEF, ONION, PANKO, GARLIC, PARSLEY, AND EGG. SEASON WITH SALT AND PEPPER. MIX INGREDIENTS TOGETHER THEN SHAPE INTO BALLS.
3. BAKE FOR 15 MINUTES. THEN ADD A BLACK OLIVE AND CHEESE TO CREATE THE EYES.
4. BOIL LARGE BOWL OF WATER AND ADD SPAGHETTI.
5. POUR WARM MARINARA SAUCE OVER THE SPAGHETTI AND THEN PLACE OLIVE EYEBALLS ALL OVER.

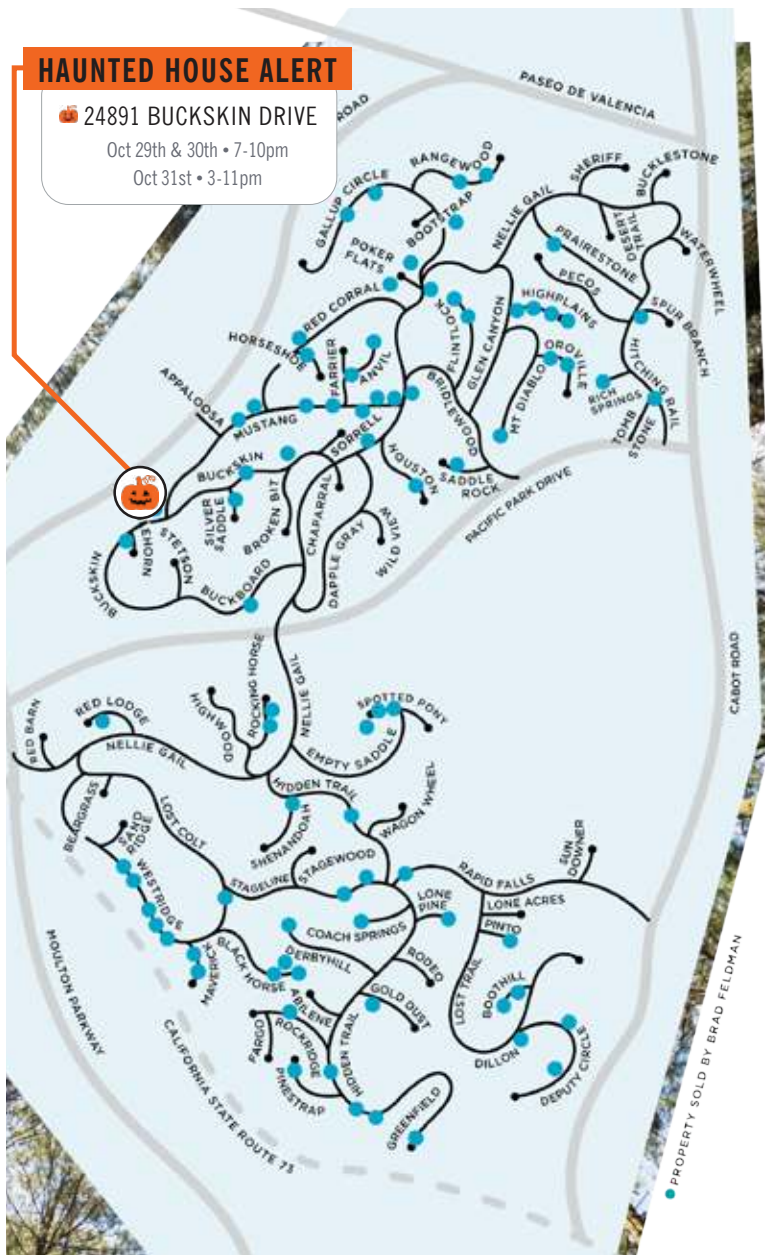
October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Equine & Wine Event
2	3	4	5	6	7	8
9	10	11 ARC Meeting at 7:00pm	12	13	14	15
16	17	18 Board Meeting 7:30pm at Clubhouse	19	20	21	22
23	24	25 ARC Submittal Deadline for November 15th Meeting	26	27	28	29
30	31 Happy Halloween 					

HAUNTED HOUSE ALERT

👻 24891 BUCKSKIN DRIVE

Oct 29th & 30th • 7-10pm
Oct 31st • 3-11pm



BRADFELDMAN
GROUP
AT DOUGLAS ELLIMAN REAL ESTATE

WE DON'T JUST LIST HOMES. WE SELL HOMES.

NELLIE GAIL RANCH

NELLIE GAIL RANCH HOMES SOLD BY THE BRAD FELDMAN GROUP

27282 Westridge Lane
27695 Hidden Trail Road
26152 Oroville Place
26031 Flintlock Lane
25401 Coach Springs Lane
25732 Highplains Terrace
25196 Black Horse Lane
25391 Mustang Drive
25201 Derbyhill Drive
25446 Nellie Gail Road
25782 Highplains Terrace
24762 Red Lodge Place
25201 Black Horse Lane
25481 Rapid Falls Road
27182 Westridge Lane
27592 Deputy Circle
25762 Highplains Terrace
25802 Prairestone Drive
27712 Pinestrap Circle
26126 Oroville Place
27451 Maverick Circle
25361 Stageline Drive
27101 Shenandoah Drive
26022 Flintlock Lane
25132 Anvil Circle
27086 Hidden Trail Road
27782 Greenfield Drive
25391 Spotted Pony Lane

27292 Westridge Lane
27266 Westridge Lane
25316 Stageline Drive
27301 Lost Colt Drive
25511 Gallup Circle
25371 Mustang Drive
26532 Saddlehorn Lane
25552 Rangewood Road
25411 Spotted Pony Lane
26041 Spur Branch Lane
25102 Mustang Drive
25736 Dillon Road
27761 Hidden Trail Road
25532 Lone Pine Circle
27551 Boothill Court
26091 Red Corral Road
26222 Mount Diablo Road
25251 Mustang Drive
25541 Rangewood Road
25902 Rich Springs Circle
27641 Gold Dust Lane
25151 Black Horse Lane
27192 Westridge Lane
27753 Hidden Trail Road
25492 Nellie Gail Road
25072 Anvil Circle
25662 Pinto Court
25131 Buckboard Lane

26452 Silver Saddle Lane
25965 Poker Flats Place
26532 Saddlehorn Lane
26116 Red Corral Road
26392 Houston Trail
27541 Boothill Court
25352 Mustang Drive
25966 Poker Flats Place
25541 Saddle Rock Place
25331 Gallup Circle
27712 Pinestrap Circle
26242 Hitching Rail Road
24891 Buckskin Drive
25111 Mustang Drive
25492 Nellie Gail Road
27441 Maverick Circle
25362 Gallup Circle
25131 Buckskin Drive
25291 Mustang Drive
25241 Rockridge Road
26932 Rocking Horse Lane
25391 Nellie Gail Road
25372 Spotted Pony Lane
27641 Deputy Circle
25191 Buckskin Drive
26922 Rocking Horse Lane

CONSIDERING SELLING YOUR HOME?

CONTACT BRAD DIRECTLY AT **949.678.5198** TO SCHEDULE A CONSULTATION.



JACCI PEARCE

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

BRAD FELDMAN

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

TRENT MASON

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

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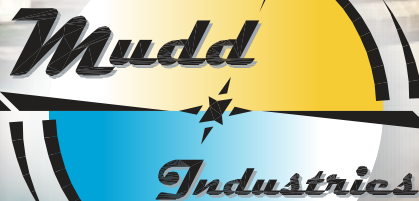




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California Landscape Architect's License - LA4843

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