

March 2023



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:

- Moulton Award Winner
- Solicitation for Board
Candidates
- Equestrian Competition News

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Community Contacts



25211 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 425-1477

Brian Mitchell | General Manager
bmitchell@nelliegailranch.org

Dennis C. Moss | Operations Manager
dmoss@nelliegailranch.org

Jeff Hinkle | Facilities & Compliance Manager
hinkle@nelliegailranch.org

Diane Goodchild | Community Associate
goodchild@nelliegailranch.org

Brenda Weber | Financial Transactions Coordinator
weber@nelliegailranch.org

Mary Gonzales | Events Coordinator
maryg@nelliegailranch.org

David De La Mora | Communications Coordinator
ponyexpress@nelliegailranch.org

www.nelliegailranch.org



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660

Sandy Navarrete | Clubhouse Reception Specialist
clubhouse@nelliegailranch.org



25202 Nellie Gail Road, Laguna Hills CA 92653

Office: (949) 425-1477

Cell: (949) 371-1595

Nikki Garcia | Equestrian Center Manager
equestrian@nelliegailranch.org

Manuel Ruelas | Operations Manager
manuelr@nelliegailranch.org

Equestrian Center EMERGENCY: (949) 533-0241

Board of Directors


Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
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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Important Numbers

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

County of Orange

911	Emergencies
211	County Service Information
(949) 770-6011	Sheriff's Dispatch - Non Emergency
(949) 707-2600	City of Laguna Hills
(949) 707-2650	Laguna Hills City - Weed Abatement
(800) 611-7343	SDG&E Emergencies/Outages
(714) 573-6000	Fire Authority
(714) 971-2421	Vector Control

Assessment Remittance Address

Please remit all assessments to:
P.O. Box, 30354, Tampa, FL 33630-3354
or drop off at the Association Office.



Mission Statement

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

Board of Directors Meetings

The next Open Session Board Meeting and Open Homeowner Forum is scheduled for **March 21, 2023** 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 5:30 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



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MANAGERS MESSAGE

CRIME PREVENTION WORKSHOP UPDATE

By Brian Mitchell



The February 16th Crime Prevention Workshop was well attended with a standing room only turnout. Thank you to Chief of Police Captain De La Rosa and Crime Prevention Specialist Alyssa Rabas for leading the Workshop at the Association Clubhouse. Attendees watched the presentation and interacted during the Q&A and discussion portion of the meeting.

Handouts from the meeting are available on the Nellie Gail Ranch Website at:

<https://nelliegailranch.org/01-workshop-handouts/>

<https://nelliegailranch.org/starting-a-neighborhood-watch-1/>

At the workshop we had several requests to schedule a follow-up Town Hall Meeting. The Board has approved scheduling a combined Town Hall (45 minutes or so) and Neighborhood Watch Meeting (45 minutes or so). We are currently working with

the Security Committee and the OC Sheriff Crime Prevention Specialist to set a date and meeting format. We will notify all homeowners via our weekly e-mail and will post on the Nellie Gail Ranch website when scheduled. **If you do not receive our weekly e-mail you may sign up by scanning the QR code on the cover of this issue.**

As an update, the Board has approved submitting the matter of mobile patrol security to the membership for a vote again at the June 7th annual meeting. The OC Sheriff's provided some negative feedback regarding the current patrol company at the Workshop. We are currently re-bidding patrol services. We have a proposal in the amount of approximately \$600,000 per year from the armed guard firm the city contracts with and that the OC Sheriff referenced as favorable. The current budgeted service is \$246,000. Concurrently we will be bidding mobile patrol with alternate firms and we are getting quotes for 8 hours, 16 hours and 24 hours to provide options on the ballot. No mobile patrol would be the fourth option.



We will be creating the ballot measure based on these parameters and expense information will be provided to the homeowners. The Board is committed to implementing a level of service as supported by a vote of the homeowners or eliminating if that is how the vote comes out.

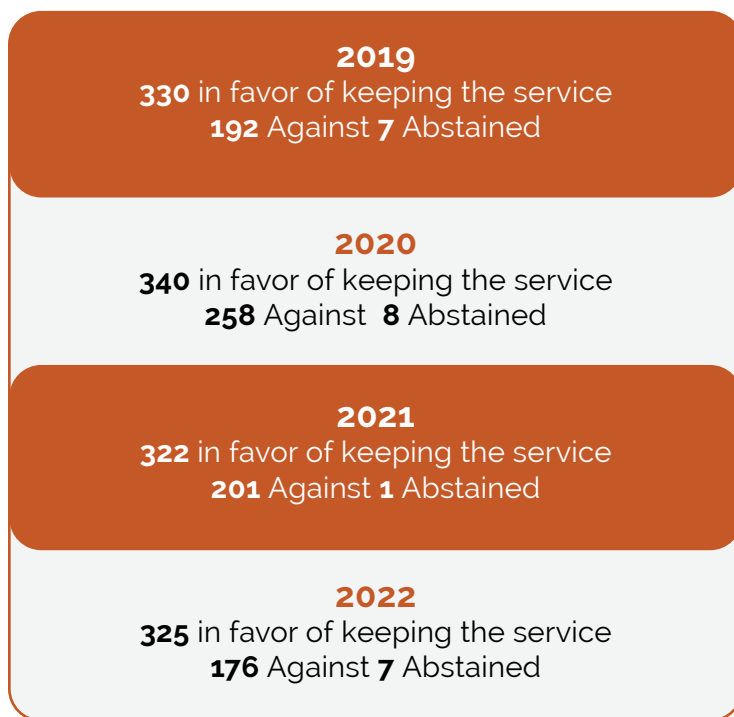
With respect to gating, all information we have to date indicates it is not legally viable. City staff have pointed to litigation and vehicle code as legal obstacles. At the Workshop a City Council Member recommended homeowners interested in gating attend a City Council meeting to make a request.

The Board and management continue to seek viable crime deterrence options to pursue but Nellie Gail Ranch is first and foremost a maintenance organization and security enforcement options are very limited to us. Cameras and patrol seem to be it thus far and we have implemented both. We are often asked if there are statistics that reflect either have reduced crime. The answer unfortunately is no.

At the workshop the Sheriff would not confirm that the entry cameras have resulted in arrests related to recent burglaries, but they did state that it has been a valuable tool for them in investigations. They confirmed they actively use the camera data.

With respect to the mobile patrol services, while we have no data that confirms crime has decreased, what we can measure is homeowner support for mobile patrol. Since implementing this service homeowners have provided input both in favor of and opposed to the ongoing budgeting for this service. Crime statistics vary based on a number of factors including the Sheriff's apprehension of active criminals in our area. This makes it difficult to know specifically if the mobile patrol is playing a role as a deterrent for criminals since there is no way to calculate statistics for crimes not committed. The past four years the

ballot included a measure for a membership vote to continue or discontinue 24-hour mobile patrol services. The vote counts were as follows:



As noted above, we will present patrol options to the membership on the May ballot for the June 7, 2023 Annual Meeting to confirm support or lack of support.

We have also requested the city if it would be possible for Nellie Gail Ranch to contract directly for dedicated OC Sheriff units. The City advised the Attorney General position is that cities are without legal authority to contract with a private HOA to provide any dedicated supplemental law enforcement services. The City has reached out to County Counsel and OCSD contracting division and they have confirmed the same. So that avenue is not available to us either.

We remain open to any constructive ideas so e-mail us at admin@nelliegailranch.org. We look forward to seeing you at the soon to be scheduled Town Hall / Neighborhood Watch meeting

NELLIE GAIL SAFE

CRIME MAPPING – NELLIE GAIL SAFE

The Orange County Sheriff's Department has launched an interactive Crime Mapping program. Residents may search for 15 types of crime by address or zip code. This is the site recommended by the OC Sheriff for up to date information on recent crimes occurring in the community: **CrimeMapping.com - Helping You Build a Safer Community**. Sites like Personalized SpotCrime Report are report based and contain a lot of false alarms and unverified reports while the Crime Mapping site contains Sheriff's Department confirmed and categorized criminal activity.

Please continue to report suspicious people and activity
to the **Orange County Sheriff's Department**

Non-Emergency: 949-770-6011 • **Emergency** 9-1



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Tuesday – Friday Kitchen Service Hours

4:00pm – 9:00pm

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Sunday Kitchen Service Hours

8:00am – 6:00pm

Bar Service Hours

11:00am – 7:00pm

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*** CITY OF LAGUNA HILLS ***
MEMORIAL DAY



MEMORIAL DAY MONDAY
MAY 29, 2023

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2024 - Honoring Purple Heart Recipient

*2020 Skipped due to the COVID-19 global pandemic

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MINUTES

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

TUESDAY, JANUARY 17, 2023

I. CALL TO ORDER

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

DIRECTORS PRESENT

Mark Fisk
Paul Holland
Loree Blough
John Park
Joyce Taylor

MANAGEMENT

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

II. COMMITTEE APPOINTMENTS

Motion: Holland

Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the following Committees through January 31, 2024, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

A. ARCHITECTURAL REVIEW COMMITTEE MEMBERS

Vanessa Kon
Ken Robertson
Dave Robbins

B. EMERGENCY PREPAREDNESS COMMITTEE MEMBERS

Deirdre Spalding
Dennis Blough
Don Caskey
John Park
Julia Scholtes
Ken Cheng
Loree Blough

C. EQUESTRIAN COMMITTEE MEMBERS

Dolores Caringella
Gigi Bourke
Jan Curtis
Jennifer Portnoff
Liz Abdo

D. EVENTS COMMITTEE MEMBERS

Loree Blough
Holly Permeh
Michele Sparks

E. LANDSCAPE COMMITTEE MEMBERS

Cathy Chamberlin
Sanjay Mathur
Toby Nassif
David Robbins

F. SECURITY COMMITTEE MEMBERS

Pat Barry
Rick Eram
Ed Fuller
Steven Beeuwsaert
Stephen Blythe

G. TRAILS & SAFETY COMMITTEE MEMBERS

Carol Hurley
Dolores Caringella
Ed Leard
Linda Mudd
Liz Abdo
Jessica DiCostanzo
Tina Frey

III. CONSIDER HOMEOWNER APPEALS

A. CONSIDER HOMEOWNER APPEAL - 26532 BROKEN BIT LANE

The homeowner's contractor was in attendance to appeal the denial of the wire mesh on the outside of the fence. They moved forward on the project without approval as they considered the four-rail wood fence to be like for like with the old three-rail wood fence.

Motion: Park
Second: Blough

Resolution: To deny the appeal pending an on-site review by the Board. The appeal will be reconsidered at the next meeting.

The motion carried unanimously.

B. CONSIDER HOMEOWNER APPEAL – 25473 NELLIE GAIL ROAD

The homeowner of the property was in attendance to appeal the denial from the ARC on the completion of his project. The homeowner has obtained a city encroachment permit that will result in modifications to the pilasters as currently constructed.

Motion: Fisk
Second: Holland

Resolution: The appeal was denied in its currently constructed state. However, the board will approve a four-foot encroachment as approved by the city subject to the homeowner submitting approvable plans to the ARC that identify the adjusted pilasters, incorporate landscape to soften the wall and modify lighting to shield the up-lights.

The motion carried unanimously.

IV. HOMEOWNER FORUM

There were five homeowners present.

V. EXECUTIVE SESSION REPORT

VI. REPORTS TO MEMBERS

A. EXECUTIVE SESSION REPORT ON NOVEMBER 14, 2022 MEETING

An Executive Session meeting was held on November 14, 2022. Actions taken include:

1. Approval of October 18th and October 27, 2022 Executive Session Minutes
2. Review of the November 2022 legal report.
3. Meeting with the ARC and corporate counsel to review legislation applicable to the ARC review

process.

4. Approved a tree trimming contract with Quezada Professional Landscape.
5. Received and filed the FSR and CLA collection reports
6. Received and filed the Violation report.
7. Approved staff holiday recognition awards

B. REPORT ON STATUS OF EPC APPLICATION FOR ANTENNAE ON THE MNWD WATER TANK

Loree Blough reported excellent forward progress after meeting with the city and MNWD for achieving approval for installation of an antennae for emergency communications

C. REPORT TO MEMBERS ON STATUS OF CC&R AMENDMENT BALLOTING

Reported receiving 532 ballots to date.

D. REPORT FROM LANDSCAPE COMMITTEE REGARDING TREE PRUNING

The Landscape Committee PowerPoint presentation reflecting tree inventories, pruning schedules and projected annual trimming costs was received.

VII. CONSENT CALENDAR

A. CONSIDERATION OF APPROVAL OF NOVEMBER 14, 2022 OPEN SESSION MINUTES

Motion: Fisk
Second: Holland

Resolution: To approve the Open Session Minutes dated November 14, 2022 as presented.

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

Motion: Taylor
Second: Blough

Resolution: To approve Consent Calendar resolutions for agenda items VII-B through VII-H.

The motion carried unanimously.

MINUTES - CONTINUED

B. CONSIDERATION OF APPROVAL OF THE OCTOBER 31, 2022 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated October 31, 2022.

The Consolidated Balance Sheet reflects \$3,130,143 in reserve funds, \$1,795,713 in operating funds, \$8,400 in Petty Cash, and \$698,678 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,632,933.

Year to date Assessment Revenue totals \$549,967 compared to the budgeted \$718,977.

Year to date Total Consolidated Revenue is \$794,425 to the budgeted \$929,671.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$249,068 compared to the budgeted increase of \$418,492. Consolidated Net Income year to date prior to adjustments for depreciation is the same. Year to date reserve funding is \$128,313 compared to a budget of \$126,150. The variance is reserve interest income.

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

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2022.

The Consolidated Balance Sheet reflects \$3,132,138 in reserve funds, \$1,621,217 in operating funds, \$8,400 in Petty Cash, and \$712,928 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,474,683.

Year to date Assessment Revenue totals \$621,438 compared to the budgeted \$718,977.

Year to date Total Consolidated Revenue is \$1,089,110 compared to the budgeted \$1,140,365.

The Consolidated Net decrease for the month prior to adjustments for depreciation is (\$175,024) compared to the budgeted decrease of (\$222,287). Consolidated Net Income year to date prior to adjustments for depreciation is \$74,044 compared to the budgeted of \$196,205. Year to date reserve funding is \$130,309

compared to a budget of \$126,150. The variance is reserve interest income.

D. CONSIDERATION OF SCHEDULING THE 2023 ANNUAL MEETING OF THE MEMBERSHIP / BOARD OF DIRECTORS ELECTION

Resolution: To approve Wednesday, June 7, 2023 at 6:30 p.m. as the date and time of the Annual Meeting of the Membership / Board of Directors Election and, as may be needed, Wednesday, June 14, 2023, at 6:30 p.m. as the Reconvened Meeting date and time.

E. CONSIDERATION OF APPOINTMENT OF INSPECTOR OF ELECTION AND APPROVAL OF INSTRUCTIONS TO INSPECTOR

Resolution: To approve appointment of The Ballot Box as Inspector of Election for the June 7, 2023 Annual Meeting and Election of Directors and subsequent June 14, 2023 reconvened meeting as may be scheduled, and to approve the Instructions to Inspector or Election.

and, To approve the deadline date of no later than April 30, 2023 for the ballot mailing.

and, To confirm ballot return postage will be paid by the Association at a cost of \$0.79 per returned ballot.

F. CONSIDERATION OF APPROVAL OF 2021-22 YEAR END AUDIT AND MAILING

Resolution: To approve the September 30, 2022 year-end annual audited financial statements for distribution to the membership by January 31, 2023.

and, To approve the filing of the year end taxes as prepared by the CPA.

G. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON ONE ACCOUNT

Resolution: To report the January 17, 2023 Executive Session approval to commence foreclosure for collection of outstanding assessments on the following property:

Parcel Number	Assessments Due	Total Amount Due
636-151-02	\$1,967.20	\$2,807.20

H. CONSIDERATION OF APPROVAL TO RECORD LIENS

Resolution: To authorize and instruct Management to record a lien on the following 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 account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Date	Account No.	Total Amt Due
12/06/22	0151-02	\$1,896.20
12/06/22	0820-01	\$1,906.80

Delinquency Statistics for the Open Session Minutes:

- There is one (1) past owner delinquency with an assessment balance of \$485.40.
- Sixty-nine (69) current owner past due delinquencies total \$61,978 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on five (5) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.4% of the annual assessment budget.

End of Consent Calendar

VIII. NEW BUSINESS

A. CONSIDERATION OF APPROVAL TO RENAME THE MULTI-PURPOSE ROOM TO THE HIDEOUT

Motion: Holland
Second: Fisk

Resolution: To approve "The Hideout" for marketing purposes as the name for the back room adjacent to the main clubhouse.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF A SLOPE RENOVATION ON LONE ACRES LANE

Motion: Fisk
Second: Park

Resolution: To approve an agreement with Boulder Earthwork to remove woody overgrown Acacia and plant material and clean up the slope along Lone Acres for a total cost of \$19,600.

To approve a budget of \$15,000 to replant the slope along Lone Acres subject to Management meeting with homeowners to review.

The motion carried unanimously.

C. CONSIDERATION OF APPROVAL OF WAGON WHEEL BULLNOSE PLANTER INSTALLATION

Motion: Blough
Second: Fisk

Resolution: To approve a contract with Sunset Landscape to install a new planter in the bullnose area of the Wagon Wheel cul-de-sac island for the total cost of \$3,044.

The motion carried unanimously.

D. REVIEW OF POTENTIAL PROJECTS AND PRIORITIES

Motion: Holland
Second: Park

Action: Potential projects were reviewed. The following were prioritized for purchase:

- Food prep refrigeration unit
- Full size refrigerator
- Draft beer cooler and taps

IX. REPORTS

The following reports were received and filed by the Board: Architectural Review, Community Events, Communications Report, EPC, Equestrian Center Managers Report, Equestrian Committee Report, Solar, Sunset Landscape Report, Tennis / Pickleball Center, The Watering Hole Sales Report, Trails & Common Area,

X. CORRESPONDENCE

Correspondence was received and filed.

XI. NEXT MEETING

The next Open Session Board of Directors meeting is scheduled for Tuesday, January 17, 2023 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Congratulations

— Karen Robbins —

The Moulton Award was presented to Karen Robbins at the Annual Awards Gala hosted by the Laguna Hills Chamber of Commerce. The event took place at The Hills Hotel on January 13 2023. Jared Mathis, President of the Moulton Museum and CEO of the Moulton Company, and the great grandson of Lewis and Nellie Gail Moulton, was present to introduce the award. The Mayor of the City of Laguna Hills, Janine Heft, presented the award to Karen.

The Moulton Award is presented by the Moulton Museum and the Laguna Hills Chamber of Commerce to a community leader, volunteer, or philanthropist, who has made a significant contribution to our community and who exemplifies our region's pioneering spirit. The previous winners were the original five Laguna Hills City Council members.





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ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the
ARCHITECTURAL REVIEW COMMITTEE ON FEBRUARY 14, 2023

The Submittal Deadline for the **April** ARC Meeting is: **March 28, 2023.**

ADDRESS	PROJECT	RESULTS
25481 Lone Pin	hardscape, landscape, house	Approved
26421 Broken Bi	solar	Approved with Conditions
27712 Deputy	door replacement	Approved with Conditions
26562 Saddlehorn	addition to house	Approved
25682 Nellie Gail	front door	Approved
24872 Nellie Gail	solar	Approved with Conditions
24891 Nellie Gail	ground solar	Denied
25831 Pecos	landcape, hardscape, pergola	Approved with Conditions
25501 Gallup	front landscape, hardscape, fencing	Denied
27281 Westridge	windows	Approved with Conditions
25852 Sheriff	hardscape, landscape, logia	Approved with Conditions
25316 Gallup	roof	Approved
27585 Gold Dust	solar	Approved with Conditions
25421 Coach Springs	roof, painting	Approved with Conditions
25421 Coach Springs	solar	Approved with Conditions
25381 Derbyhill	tree removal	Approved
27182 Wetridge	frt/rear hardscape, landscape	Denied
25221 Derebyhill	rear renovation	Denied
25401 Empty Saddle	pool, deck, firepit	Denied
25152 Stageline	resubmittal addition, Landscape	Approved

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.

ARCHITECTURAL SUBMITTAL WORKSHOPS (WINE & DESIGN)

Next Workshop **Monday, March 20th 5:00 p.m.** at
The Watering Hole in the Association Clubhouse

Complimentary Glass of Wine for Attendees

The Architectural Review Committee (ARC) works with homeowners who make improvements or changes to their properties by guiding them through a review and approval process to ensure a proposed change is consistent with the communities aesthetic and architectural standards.

The ARC review process can be initiated with a 15-to-20-minute workshop with the HOA's consulting architect in a one-on-one, informal format held at the Clubhouse. Homeowners contemplating filing an application may schedule a workshop through the HOA's office. The workshops do not cost anything. They give each homeowner an opportunity to talk in person with, and ask questions of, the Nellie Gail Ranch consulting architect about their project and to

learn about the resources available to them on the HOA website to help in preparation of their eventual application. The homeowner may bring in any draft plans or notes to the workshop for review. In turn, the consulting architect can address concerns, resolve homeowner questions to expedite the process, and advise about the application itself, including plans and details which should accompany an application. For all these reasons any homeowner contemplating filing an application for home improvements subject to the CC &Rs is strongly encouraged to first participate in a workshop. The result is a smoother and quicker review with the ARC."

E-Mail admin@nelliegailranch.org for an appointment.



Springtime is the BEST TIME

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

It's springtime and it's time to shed the winter coats and dust off the sunscreen. Spring brings longer days and shorter nights, the air is crisp and inviting, tempting you to spend more of your day enjoying the great outdoors. Have you taken a stroll down Crystal Cove or Laguna Main midweek, for no reason other than to breathe the fresh ocean air? If you haven't done so, try it, you'll be glad you did.

Let me begin with some background, I grew up traveling a lot. My dad was a ticket counter agent for Delta Airlines at LAX. For airline buffs, he started at Western Airlines and then in the late 80's, it was bought out by Delta. Because of our ticket privileges, it afforded us the opportunity to travel, and we took advantage of it. We traveled to Europe, Latin America, and the Caribbean. We did so on a shoestring budget because although we were afforded great discounts on airline tickets, we had no such discounts on hotels, food, transportation, and everything else that comes with travel, and being new to the U.S., funds were scarce. Travel brought many great memories for me, and I want to pass that on to my kids.

On this trip, we traveled through Spain, Portugal, and the South of France. We used dollars and points to get across the pond as tickets this summer were very expensive. Disclaimer, I overspent using points, but I did it anyways because I just couldn't get myself to pay nearly \$10,000 in airline tickets for 6 people. By using my AMEX points, I was able to bring down the per ticket cost to under \$1,000 per person and since I'm well diversified in my points holdings (Chase Ultimate Rewards, Marriott, and AMEX), I figured I might as well splurge on these well-earned points and keep a little more cash in my pocket. We took the only direct flight you can get from here to Barcelona, which is on Iberia, but careful what you get, because although we booked our travel on Iberia, we ended up traveling on a low-cost carrier called Level. Although it is a low-cost carrier, the plane was nice, the flight attendants were great, and the flight was on time. My only complaint is that the seats were slim, and you practically eat the seat in front of you if its passenger decides to recline the seat. But overall, no complaints.

We spent a few days in Barcelona, then traveled on Vueling, which is a low-cost carrier, to Malaga in the south of Spain. We spent a couple of days there,



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

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



before taking a quick 1-hour chauffeured van to Marbella, where we spent another couple of days. From there, we took another van to Sevilla where it was a balmy 105° degrees. We spent two nights there and then caught a flight on TAP airlines to Lisbon. TAP is the official airline of Portugal, and I enjoyed it because I love flying, and even more, I love flying turbo prop jets, something we rarely get to do here in the states. Portugal is a must see. If you've never been to Portugal, I cannot express in words how unbelievably amazing that country is. Not only are the people extremely welcoming, but the sights and the pure history of the country is enough to make you want to extend your trip a few days. Add in that it is about 30% less expensive than Spain and you will be sold. It is also a place where English is spoken by most of the locals, so it makes it very tourist friendly. Lastly, they are proud to be ranked in the top 10 for safest country in the world for tourism.

The remaining days were spent in France where we enjoyed a wonderful Airbnb in Marseille. Our trip back to Barcelona was via ground transportation the night prior to our departure back to the states. We spent 17 days traveling through Europe in one of the busiest travel summers on record. Although it was not cheap, it was worth every cent that I spent because it allowed our family to be together, we learned a lot, and our children were rockstars throughout the journey. We averaged about 12,000 steps a day, which allowed us to indulge in local cuisine at every one of our stops without the risk of putting on unnecessary pounds. With the limited space, I cannot share the details of our trip on this post, I can only share a quick summary, but I can tell you this, travel is the most rewarding thing that I can do with my family. It teaches us about culture, language, culinary practices, and it teaches my kids how to travel, which can be a very useful tool as they mature. It also creates memories that will last

them a lifetime and it provides them with perspective on how the rest of the world works.

On a swim note, I want to thank everyone that participated in our summer camps, summer swim team, and summer swim lessons. Nellie Gail children participated more than ever before and for that, I am grateful. As we move into fall, our seasonal swim team and year-round swim team will continue and if your child likes swimming and has the skills to participate, please bring them out as fall promises great swimming weather.



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Registration opens: 1/1/2023

✓ SPRING SWIM TEAM:

Starts April 10, 2023
Registration opens: 2/1/2023

✓ SUMMER SPORTS CAMP

Starts June 5, 2023
Registration opens 2/1/2023

✓ SUMMER SWIM LESSONS:

Start June 5, 2023
Registration opens 3/1/2023

✓ SUMMER SWIM TEAM:

Starts June 5, 2023
Registration opens 4/1/2023

NELLIE GAIL RESIDENT AND YOUR LOCAL PERSONAL INJURY ATTORNEY, **MELODY PARMAN**

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Auto v. Auto \$45,000,000

Client suffered a traumatic brain injury after a vehicle smashed into the back of her parked vehicle; the insurance company failed to pay the \$250,000 policy in a timely manner.

Commercial Vehicle \$42,750,000

U-haul failed to properly maintain and repair vehicle causing traumatic brain injury.

Auto v. Auto \$19,000,000

Client's car was rear-ended on the 10 Freeway in California, causing a severe brain injury.

Auto v. Motorcycle \$12,500,000

Insurance company failed to pay policy limits to injured client suffering from a fractured arm and clavicle.

Premises Liability \$12,500,000

Plaintiff was sitting on a bench outside a pharmacy when someone pinned him between their car and the building. Settlement was against both the driver and the pharmacy chain.

Auto v. Bus \$6,000,000

Three clients were severely injured during a bus accident.

Premises Liability \$4,750,000

Case against the State of California for a dangerous public condition.

Product Liability \$3,300,000

Client's car rolled over due to a faulty tire and design of the vehicle, resulting in a brain injury.

Rideshare Accident \$3,250,000

The client was walking across the street and was hit by a rideshare driver on New Year's Eve

Don't let the stress of a personal injury case weigh you down. Let our experienced team handle the legal process and fight for your rights! Contact us today at **949-997-0593** to schedule a free consultation and let us put our expertise to work for you.

SEASIDE EQUESTRIAN TOUR RESULTS

Congratulations to Lane Clark for winning the grand prize at the **Seaside Equestrian Tour Grand Prix** on January 25th at the Del Mar Fairgrounds.

"I would, first off, like to thank the sponsor of the Grand Prix: The Del Mar Plaza. Without sponsors like them, these classes are not possible. This was only Venom's second class above 1.40m. What amazing heart, speed, and technique! I would like to thank my dad for training Venom, my entire team, my family, and my clients for the continued support! Thank you NEE and staff for always putting on an amazing show, especially at a facility such as Del Mar. It's great to be back at this iconic venue. It was an absolute pleasure to jump against one of the worlds best in Gregory Wathelet over the course set by Olaf Petersen Jr. His courses are always fantastic and we are lucky to have him. There are so many people behind the scenes that I owe a thank you to. For everyone who helps and supports me, I appreciate you. - Lane Clarke



Congratulations to our **Equestrian Manager Nikki Garcia** for winning reserve champion in the .90m division riding Kiss Me Again. Also, First Kiss won 1st place at .80m, and came in 2nd and 3rd in the .90m behind his sister Kiss Me Again. Nikki rides for Horsemanship Unlimited in Temecula



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TENNIS NEWS



USTA JUNIOR TEAM TENNIS SPRING 2023 - REGISTRATION OPEN

Nellie Gail is a strong participant in the USTA Junior Team Tennis League, competing in all age groups (U10, U12, U14 & U18).

Our Teams play against many other Teams in Orange County and are consistently ranked among the strongest teams in the Section.

Junior Team Tennis is a one of the most positive forms of competitive tennis and an experience the players remember forever.

If you would like some more information on how to get involved contact:

(949) 395-5297

Info@danapointtennis.com



(949)831-6660

25281 Empty Saddle Drive, Laguna Hills, CA 92653

MONTHLY MEMBERSHIP FEES

Tennis - Swim - Pickleball

(Fees effective January 1, 2023)

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

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

For more information about the facilities, go to our website at nelliegailranch.org.

CLUB HOURS: MON-FRI SAT-SUN

Tennis Courts	6am - 10pm	6am - Dusk
Swimming Pool	6am - 10pm	6am - Dusk
Pickleball Courts	9am - 8pm	9am - Dusk

Nellie Gail Ranch Membership	HOMEOWNER Monthly Fees	NON-OWNER Monthly Fees
Family Tennis	\$127	\$158
Single Tennis	\$107	\$130
Junior Tennis	\$58	\$65
Family Swim	FREE	\$75
Single Swim	FREE	\$55
Family - Tennis & Swim	n/a	\$190
Single - Tennis & Swim	n/a	\$166
Swim Member Guest Fee*	\$3	\$3
Tennis Member Guest Fee*	\$10	\$10
Family Pickleball**	\$70	\$100
Couples Pickleball**	\$50	\$75
Single Pickleball**	\$35	\$50
Pickleball Member Guest Fee*	\$10	\$10

* Member must be present with Guest.

NOTE: Tennis Club Membership includes use of Pickleball Courts.

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

NELLIE GAIL RANCH TENNIS CLUB

29th Annual

SUMMER CAMP 2023 TENNIS & SWIM



DATES:

LITTLE HITTERS

(5- 8 Years)

10.30am - 2.30pm

Members - \$195

Non-Members - \$210

CHALLENGERS

(9 years+)

10.30am - 3pm

Members - \$210

Non-Members - \$225

MONDAY - THURSDAY

Week 1 - June 5th

Week 2 - June 12th

Week 3 - June 19th

Week 4 - June 26th

Week 5 - July 3rd (3rd, 6th, 7th 8th)

Week 6 - July 10th

Week 7 - July 17th

Week 8 - July 24th

Week 9 - July 31st

Week 10 - August 7th

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- Improvement in equities market and builder confidence is on the rise
- Buyer demand and open house traffic is increasing, and seller market times are falling

The absolute best reason to sell is that we have buyers in almost every price range and a shortage of listings (7 homes in all of Nellie Gail Ranch) at publication time.

Please give us a call if you are considering doing something with your home, because this might be the best time of the year...

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8 MALAQUITA
JUST LISTED | \$1,399,000



40295 PARADO DEL SOL
IN ESCROW | \$1,299,000



1 LAGO SUD
IN ESCROW | \$825,000

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EMERGENCY PREPAREDNESS

SURVIVING THE EARTHQUAKE: STEPS TO TAKE DURING AND AFTER AN EARTHQUAKE

Written by Dr. Kenneth S. Cheng

At press time, the devastation from the earthquake disaster in Turkey and Syria is now coming to light; over 13,000 people have been killed, and by the time you read this, the number could double or triple. The magnitude of this earthquake was measured at 7.8, very similar to what is predicted to strike the southern California from the relatively quiet San Andreas Fault. The importance of preparing for a major earthquake has never been more critical: Several years ago, the US Geological Survey (USGS) published their latest study, The Uniform California Earthquake Rupture Forecast, Version 3 where one of the findings is that the likelihood of at 8.0 or greater earthquake occurring in southern California in the next 30 years increased from 4.7% to 7.0%. This increase is attributed to a better understanding of the relationship between adjoining faults, specifically, that these faults could rupture simultaneously. This also raised the likelihood of a 6.9 earthquake (equivalent to the Northridge Earthquake of 1994) occurring in the next 30 years to a 40%-50% range. It is clear that major earthquakes continue to be a significant concern in the scientific community. "We are fortunate that seismic activity in California has been relatively low over the past century. But we know that tectonic forces are continually "tightening the springs" of the San Andreas Fault System, making big quakes inevitable," said Tom Jordan, Director of

the Southern California Earthquake Center and co-author of the study.

In the last several issues of the Pony Express, we talked about major earthquakes globally, and how Southern California will experience its own BIG ONE. In last month's article, we described what you should do BEFORE the earthquake strikes. Implementing these steps will help make the earthquake less inconvenient and possibly more survivable. This month's focus is on what you should do DURING and immediately AFTER the earthquake. How you respond to the event and what you do the minutes after an earthquake will drastically help in your survival.

DURING THE EARTHQUAKE

At the moment a large earthquake hits, it is best to seek a safe environment wherever you are. If indoors, DROP to the ground, take COVER under or next to a sturdy desk or table (keyword being sturdy), and HOLD ON during the shaking. One's best chance of surviving a ceiling collapse is to be in an air pocket formed by being under or next to heavy, supportive furniture. It is best to lay in the fetal position, hands and arms covering your neck and face and holding on or bracing yourself during the shaking. If these options are not available, lying next to an interior wall or interior corner may also provide you adequate protection. Right now, stop and look around the room you are in and find those safe areas - almost every room in your home has them. As indicated last month, the kitchen is one of the worst places to be during an earthquake because of the high likelihood of broken glass, sharp utensils, liquids, etc. Equally bad are bathrooms due to the mirrors, glass showers, etc. Should the earthquake occur while you are sleeping, simply roll out of bed and lay next to it covering your face and neck with your pillow or blankets.

You should avoid exterior walls and windows, door jambs (not as reliable a safe area and swinging doors can also cause injury), and brick walls and



chimneys (because of falling objects, especially from the exterior chimney falling through the roof). As tempting as it may be, do not run outside during an earthquake; many of the injuries and deaths from the 1995 Mexico City earthquake (magnitude 8.0, 10 times stronger than Haiti) occurred when people were struck by falling objects while trying to escape buildings.

If you are outdoors or in your car, safely pull off to the side of the road, avoiding power lines or stopping next to trees and buildings. In most situations, you should stay in your car. The only exception to this is if you are in an underground parking garage, in a tunnel or in an underpass, in which case you should consider getting out (if safe) and lying next to your car, forming the air pocket discussed above.

AFTER THE EARTHQUAKE

Once the earthquake has stopped, you need to assess the well-being of your family. If it is dark, do not use matches or candles as a source of light until you have completely evaluated your home for damage. If you are trapped, remain calm and check yourself for injuries and evaluate your surroundings. Find a hard object and use it tap on another hard object in a rhythmic pattern as Search and Rescue Teams have vibration detection equipment that can sense these vibrations hundreds of feet away. If you are not trapped but others are, notify emergency services (if available) and notify your Block Captain. Light rescue (a topic of a future article) may be needed to bring them to safety. Anything other than light rescue should not be attempted without proper training and equipment. Once you have determined that lives are secure, you will now need to secure your property.



You should immediately shut off the water from the meter or entry point to your home. This will help preserve the purity of the water in your plumbing (including your hot water heater.) Some disaster preparedness resources advocate filling your tub and other receptacles with water immediately after an earthquake. If you have water pressure, this can be done but you must keep in mind that this water could already be contaminated (as water and sewer lines often run in close proximity to each other). If you decide to do this, use only the cold water tap to fill the tubs so as to preserve the purity of the water in your hot water heater.

Check for gas leaks not only within the home but also to your outdoor barbecue, pool heater and anywhere else natural gas is used on your property. You should shut off the gas main **ONLY** if you hear or smell a gas leak. Do not automatically shut off the gas because some shut off valves can only be turned back on by the gas company (a low priority service call during a major disaster). Turning your gas off prematurely could prevent you from being able to use this resource for weeks or months. Important: you should, however, turn off the gas to your hot water heater. Details on how to shut off the water and gas can be found on the Nellie Gail website under the Resources tab.



If you notice that doors do not open or close properly, the building is no longer plumb and likely indicates an unsound structure. You should strongly consider leaving the building immediately and stay in open areas away from the building as aftershocks could cause a collapse.

EMERGENCY PREPAREDNESS

EMERGENCY PREPAREDNESS



MAKE A PLAN



BUILD A KIT



BE INFORMED

Imagine for a moment that a large earthquake hits Southern California and knocks out all utilities, including phone service. Because you have taken the steps from this series of articles, you are prepared. But how will you communicate to your spouse at work that you are safe? Who will pick up the kids at school and how will you get there? How do you tell your friends and family outside of this area that you are OK? Or, if you have a true medical emergency and need paramedics, how will you summon help? The Nellie Gail Emergency Preparedness Committee has established a "Neighbor Helping Neighbor Assistance Program" (including emergency radio communications in the event land lines and cell phone communications are not available.) The Assistance Program, emergency communications, and the concept of designated Block Captains will be the subject of future articles. Today's article is one of several articles written by your Emergency Preparedness Committee to help you prepare, be self-reliant and be of assistance to your neighbors in the event of a regional emergency. The information is not meant to be exhaustive or complete, but is a good starting point in your planning process. These articles, and additional information, can be accessed and downloaded through the Nellie Gail website (www.nelliegailranch.org) by clicking on the Emergency Preparedness tab.

Would you rather be prepared or would you rather be reliant on others? The choice is yours.

About the Author:

Dr. Kenneth Cheng is a 25-year resident of Nellie Gail Ranch, and a 10-year member of the Nellie Gail's Emergency Preparedness Committee. He is a disaster preparedness instructor with the Orange County Sheriff's Department where he serves as a reserve deputy and SWAT tactical physician.





SPONSORSHIP OPPORTUNITIES AVAILABLE!

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

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

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

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

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- Logo/brand acknowledged in the **end-of-week email blasts** to the community
- Recognition and relevant **announcements** during the event
- Promotional **booth space** at the event so the audience can see your generosity in action (sponsor provides canopy/shade cover, tables, chairs, promotional items, etc.)
- Prominent **banner display** at event

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

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Sponsor announcements during event	3	2	2
Promotional space (sponsor provides canopy/shade cover, tables, chairs, etc.)	1 booth 10'x20'	1 booth 10'x10'	1 Table only
Banner display at event	3 large	1 large	1 small



NOTICE OF RECONVENED SPECIAL MEETING

A Reconvened Special Meeting of the Membership of the Nellie Gail Ranch Owners Association for the purpose of voting on proposed Amendments to the Declaration of Covenants and Restrictions (“**CC&Rs**”). has been set for Tuesday, March 7, 2023 via Zoom:

<https://us02web.zoom.us/j/86140548030?pwd=cHFEMUVITnk1d2lYT1ZrZExFUxNLUT09>

Dial in #: 669 444 9171

Meeting ID: 861 4054 8030

Passcode: 172137

An amendment to Article IX, Section 10 is being proposed which will add rental restrictions, including a restriction on short term or transient rentals, and setting a minimum lease period of no less than thirty (30) days. Additionally, this amendment will enable the Association to develop a schedule of reasonable fines for any violation of these rental restrictions.

Please understand that under current California law, if approved, these restrictions will only be applicable to Owners who take title to a property in Nellie Gail Ranch after the amendment. Current Owners who hold title to a property in Nellie Gail Ranch will not be subject to these restrictions, if approved. Specifically, California *Civil Code* section 4740 provides, in part:

“4740(a) An owner of a separate interest in a common interest development shall not be subject to a provision in a governing document or an amendment to a governing document that prohibits the rental or leasing of any of the separate interests in that common interest development to a renter, lessee, or tenant ***unless that governing document, or amendment thereto, was effective prior to the date the owner acquired title to their separate interest.***” [Emphasis added.]

Additionally, an amendment to Article XIV, Section 5 is being proposed which will reduce the percentage of Membership approval required to amend the CC&Rs. Currently the CC&Rs may be amended only by an affirmative vote of not less than seventy-five percent (75%) of the Membership. The proposed amendment would lower the necessary approval for future amendments to fifty percent (50%) of the Membership.

In order for these CC&R Amendments to pass, at least seventy-five percent (75%) of the voting power of the Members of the Association must vote to approve the Amendment.

If you require a replacement ballot you may request one via the following link:

https://nelliegailranch.org/request-replacement-ballot/?mc_cid=0a18f25fda&mc_eid=UNIQID

The Nellie Gail Ranch Board of Directors encourages you to return your ballot promptly in the postage pre-paid envelope. If you have any questions, please contact the Association’s General Manager Brian Mitchell at 949-425-1477, or by email at bmitchell@nelliegailranch.org.

NELLIE GAIL RANCH OWNERS ASSOCIATION
OFFICIAL IRREVOCABLE SECRET BALLOT
AMENDMENT TO DECLARATION

The following amends the present language contained within the Declaration of Covenants and Restrictions for Nellie Gail Ranch through the proposed additions suggested in this Ballot.

Proposed CC&R Amendments:

If the Amendment below is approved, the language that is below will be added to the CC&Rs.

Article IX USES PROHIBITED AND PERMITTED

Section 10. Rental Restrictions. Any Owner may lease such Owner's Lot subject to the following:

- i. No Owner shall be permitted to lease such Owner's Lot for transient or hotel purposes or for a period of less than thirty (30) days.
- ii. All leases are required to be in writing.
- iii. The Association shall have the authority to establish a schedule of reasonable fines for any violation of this section. For the purposes of this section, reasonable fines shall be fines that are commensurate with the amount of rents received for properties within Nellie Gail Ranch.

If the Amendment below is approved, the language in bold and italics will be added, and the language that is stricken through will be deleted.

Article XIV GENERAL PROVISIONS

Section 5. Amendments. This Declaration of Covenants and Restrictions may be amended only by an affirmative vote of not less than ~~seventy five percent (75%)~~ ***fifty percent (50%)*** of each Class of the Owners, ~~and further, this amendment provision shall not be amended to allow amendments by vote of less than seventy five percent (75%) of each Class of the Owners.~~



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Join us for Nellie Gail Ranch's Annual

EASTER EGG HUNT

SAT. APRIL 8, 2023
10 AM-12 PM @ GALLUP PARK

Special Thanks to our Contributing Sponsor
TATE | LAMOTT | GROUP



Take your own photo with
the Easter Bunny!

Bring your own basket or
bag to collect eggs.

Train rides, bounce house,
activities and lots of fun!

Free event for Nellie Gail Ranch families. Egg hunts by age groups.

For more information or to volunteer, call 949.425.1477 or email maryg@nelliegailranch.org

TEAM DARKHORSE

Memorial Day in Laguna Hills

By Karen Robbins

WHO: Everyone who loves to walk, run, jog participate in a moving, pounding, uplifting Memorial Day Race ! First responders, veterans, Camp Pendleton Marines, veterans and Gold Star families, and the civilians they serve all come together in our city on this day.

WHAT: Laguna Hills Memorial Day Half Marathon - 5 and 10k run and EXPO.

WHEN: Monday, Memorial Day May 29. Starting Gun goes off 7 AM SHARP.

WHERE: Start at Saddleback Memorial, Finish at the Laguna Hills Community Center EXPO.

HOW: Easy! Register online at lagunahillshalfmarathon.com

In 2008 Laguna Hills City Council voted to "adopt" Marine Battalion 3/5 (3rdBattalion,5thMarines) who nicknamed themselves "Darkhorse" following the

Korean War in honor of their beloved Commanding Officer whose call sign was "Darkhorse6".

In 2010 an official IRS 501 (c)3 organization was formed (called "Team Darkhorse") by private citizens to fulfill the implied mission of that adoption — many of you already know this history and have been supporting us in our mission for over 10 years! Others have joined our supporters along the way, and some of our residents may be new and do not know the history or mission of Team Darkhorse. Memorial Day is a great way to come out, meet the team, the Marines and honor the reason for the holiday before the barbecues and eating begins!

Each year since 2013, Team Darkhorse has invited one of the prior combat wounded Darkhorse Marines to come out and represent his fallen brothers, on the day we honor them. This year we are excited to host Capt Cameron West. You can read about him on these pages.





Meet our Grand Marshal
Captain Cameron West
(Ret) USMC

"My grandfather was a Marine and my hero, so it was set in my mind from an early age that that is what I wanted to be."



Cameron West achieved his goal in 2008 when he was offered and accepted commission as a United States Marine Corp Officer 2nd Lieutenant. Lt West was then accepted into and passed the challenging Infantry Officer Course, and assigned to 3rd Battalion, 5th Marines as an Infantry Officer platoon leader. His first deployment in 2010 sent him to Sangin, Afghanistan.

On a patrol in early fall he was hit by an IED explosion that severed one of his legs. Quick reaction by his Marines and Corpsman saved his life, enabled him to be evacuated from the fire field, first to a military hospital, then finally to Balboa Naval Hospital in San Diego.

"Recovery was quick at Balboa Naval Hospital. They usually got Marines up and walking in some sort of fashion within 5-6 months depending on your injury. Many of us did skiing, rafting, hand cycling but most important was hanging out with our fellow Marines and service members. There were so many injured during that deployment that we were able to lean on each other when needed or answer the call when a brother was not in the right headspace."

Capt West was in the news in 2013 following the Boston Marathon bombing, when he and other combat injured amputees visited hospitalized victims who'd suffered similar injuries.

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.

TEAM DARKHORSE - CONTINUED

"There were so many reports of amputees from the blast. It seemed as though they had many of the same physical wounds and traumatic experiences that our entire group had had, so we felt like we could share in those feelings and hopefully be a beacon of hope to them by walking into their rooms on prosthetics and showing them this is not the end of their lives but just the beginning."



Cameron eventually returned to his home state, where he now lives in Acworth Georgia. "We stay pretty busy with three wonderful kids. Ella, Robert, Ethan. 8,6,4," he says. "They do gymnastics, cheerleading, basketball, I coach baseball and they do jiu jitsu with me and hiking." Capt West's positive energy and natural optimism is infectious, and his willingness to tackle new challenges is an inspiration. Most recently he and another amputee climbed Mt Kilimanjaro at 19, 341 feet high

"It took us 6 days to summit and 8 days on the mountain total. It was a wonderful experience and was a good challenge to take part in. The highlight of the entire trip was the Tanzanian people. They were full of such kindness and love and enjoyed smiling, laughing and good conversation."

He credits his friend and amputee Marine Adam Kisielewskin who runs the non-profit "No Person Left Behind" for the trip. The organization supports Purple Heart recipients by getting them back in the rugged outdoors.

Conversation with Cameron turns back to why he is here to represent as Grand Marshal of the Memorial Day Race.

Other Marines, including his close friend Lt Robert Kelly, continued the fight in Sangin, but 25 ultimately lost their lives there, and it is those men whom Capt West helps us honor by his presence at our race. It is also these Marines whose tribute banners line our race route each year. Capt West was among other Darkhorse veterans who participated in the 2013 race with our first Grand Marshal Josue Barron.

Capt West directs us back to the reason for Memorial Day and tells us,

"To me Memorial Day is about remembering. Remembering those that we still and always will love. It is also about Honoring their sacrifice to us all. We live up to their sacrifices by living our own lives in the present as fully as we can, as they did, even if sometimes we feel we may fail. It is our duty to live up to the courage that these young men showed all of us not long ago."

Having Capt West present as our Grand Marshal is an honor and a reminder of who and why we honor on this day, that we never forget all the young men and women who have given their lives in service of our country, whose courage stands above the sands of time. Semper Fi.

Team Darkhorse Plaque on Display

Battalion Team 3/5 awarded Team Darkhorse a plaque expressing gratitude for the support provided to their Regiment. The plaque reads:

To Team Darkhorse

In Recognition of your continued support and generosity to our Marines, Sailors, and families.

Thank you for enhancing the sense of community through the countless hours of dedication to the Battalion.

*Battalion Landing Team 3/5
"GET SOME"*



Team Darkhorse does not have an office to display plaques, their volunteers conduct their business in the hearts of all the Marines and their families they serve. The Nellie Gail Ranch Board was honored to receive the plaque in a presentation from Team Darkhorse representatives Karen Robbins and Vanessa Kon who presented the plaque for display at the Association Clubhouse. Nellie Gail Ranch is proud to hold the plaque in stewardship on behalf of Team Darkhorse. Thank you to all the residents of the City of Laguna Hills who have supported Team Darkhorse through overwhelming donations at drop boxes and volunteer service!



Valentine

WINE & DINE





THE WATERING HOLE was the place to be on Valentine's Day this year! On Tuesday, February 14th, our community restaurant hosted a sold-out VALENTINE WINE & DINE event for resident couples and friends alike. Guests were greeted with a glass of sparkling wine and a complimentary rose for the ladies. At assigned table seating, each guest received a personalized, candy-filled heart keepsake and custom wine charm. The evening began with hors-d'oeuvres and some mingling. Chef Justin and staff prepared and served an exquisite four-course dinner, which included salad, soup, filet and lobster entrée, and dessert. Each course was paired with a carefully selected wine that complemented the flavors of the meal. The evening was made even better with a live performance from a local musician (Zach Churchill) who set the perfect atmosphere for the night. Special thanks to our contributing sponsor, BRAD FELDMAN GROUP. The Events Committee and The Watering Hole staff made sure it was an unforgettable Valentine's experience that left everyone with a full stomach and a heart full of love and appreciation.

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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.

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

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.PianosForPreschoolersToo.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.

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 twigy 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.

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.

JOIN THE GLEAM TEAM,

A dynamic group of passionate and amazing individuals dedicated to supporting Illumination Foundation. The Gleam Team works with Illumination Foundation by volunteering and assisting with year-round events that make an immediate impact upon those we serve. We meet once a month in the evening between now and March. If you are interested in joining us please email Anna Murphy-Duehring (a Nellie Gail resident) at amurphyduehring@ifhomeless.org. We welcome all! For more information on Illumination Foundation please visit the website: 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)

SAGE AND TIME WISE PERSONAL CONCIERGE

Do you often wish you had your own Personal Assistant to help with everyday, routine tasks which have become a burden? Need an extra hand for Home/Life organizing & decluttering, shopping/errands, online research/help, pet sitting, or just companionship? Sage and Time Wise Personal Concierge offers these and many more services, providing reliable, compassionate, & quality personalized help to ease your stress and free up your time! Contact me for a complimentary consultation: Donna @ 949-533-9420/ Donna@SageandTimeWise.com.

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.

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. License: California / 125452

HEALTH

Qigong Energy Sessions

Energy medicine is a method of healing, self-transformation and energy optimization. I offer qigong energy sessions at my local residence in Nellie Gail. I have over 7 years of experience with many happy clients. For more information, please visit c2energymedicine.com. Rates, how to schedule a session and what to expect is explained on my website.

DOG TRAINING

Whether you have a puppy, rescue, or senior dog - we can help. Using the confidence method we build up your dog and your relationship. Free online consultations available. Nopawslikehome.com (949) 297-6848

DOGGIE DAY CARE

Retired couple will take care of your 4 legged friend at their home. Large yard with pool and Other dogs to play with. Loree 949 441 6526

FOR SALE

SWEETS DOODLES

Sweets Doodles is a Supreme Goldendoodle breeder in South Orange County. Breeding standard size goldendoodles, they range from 50-75 lbs (size is similar to a golden retriever). Our puppies are born at home with us and loved on by our family right from the beginning. They spend the first few weeks in their whelping box, monitored 24 hours a day. They experience a variety of stimuli, from classical music to exposure to other noise and tactile experiences. At four weeks they transition to the "romper room" style play pen and are handled by our family, start the training processes and explore their outside pen. Sweets Doodles puppies are professionally puppy trained from week 4-8 with a two year health warranty and lifetime support. To learn more about our breeding program go to www.sweetsdoodles.com. Call Mark at 949 228-4606 for more information. PUPPIES AVAILABLE THIS SPRING AND FALL!

BERNE DOODLE 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.

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: cross ramp 13-40 degrees (adjustable) dimensions: 80"x 30x 62 inches \$425. obo 949-716-5150

FOR SALE - 4 BURIAL PLOTS

At Forest Lawn in Hollywood Hills. Family owned for decades. Very desirable location in the center of the park. \$48,000 for all four plots or \$12,000 each. Call or text Tom @ 949 887-0767
For Sale - Kawai Baby Grand Piano. Excellent condition but needs tuning. \$5,000 OBO Call or text Kathy @ 949 525-0492

HEALTH

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.

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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. 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

RENTALS

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

CARIBBEAN ISLAND VACATION RENTALS

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

MISCELLANEOUS

HOST FAMILY - FOREIGN EXCHANGE STUDENT

Open your heart and home to a French, Italian or Spanish exchange student this summer for just 3 weeks. Dear neighbors of Nellie Gail Ranch. We are looking for short-term Host Families from June 25th to July 16th and from July 17th till August the 7th. We have students from 13 to 17 years old, they are carefully screened and selected based on their motivation, maturity, and passion to learn about American culture, they come with their own pocket money for personal expenses and medical and liability insurance. By hosting a student, you will fulfill a young kid dream of coming to the USA and show the best of our culture with them. Stipend is available! Will this be the summer you host an exchange student? Contact me at alex@oui-connect.com 415-395-6160.

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.



**SOLICITATION FOR BOARD CANDIDATES AND
NOTICE OF BOARD OF DIRECTORS ELECTION
(NOTICE DATE FEBRUARY 3, 2023)**

Annual Meeting Date: Wednesday, June 7, 2023

Location: 25281 Empty Saddle Drive, Laguna Hills, CA 92653

Registration & Call to Order: 6:30 PM

Solicitation For Board Candidates:

The Association is soliciting candidates for the upcoming 2023 Board of Directors election to be held on **Wednesday, June 7, 2023**. Candidate applications must be received by the Association by 6:00 p.m. March 23, 2023 to be nominated and listed on the pre-ballot notice that will be posted prior to April 1, 2023. The pre-ballot notice will include all names that will be included on the ballot to be mailed by April 29, 2023.

Candidates whose nominations are received after March 23, 2023 may still run for election but will not be included on the ballot.

1. Subject to Civil Code §5105, all Candidates for the Board must meet the following qualifications:
 - a. The Candidate must be an Owner. If title to a separate interest is held by a legal entity, such entity may appoint a natural person to serve or vote on such entity's behalf by delivering evidence of an appropriate written appointment to the Association;
 - b. The Candidate must be current in the payment of all regular and special assessments. For the purposes of these election rules, "current" means no regular or special assessment is past due by more than thirty (30) days, or such period of time as is specifically defined in the Association's collection policy;
 - c. The Candidate may not hold a joint ownership interest in the same separate interest as any other candidate or incumbent director; and
 - d. The Candidate is not eligible to run if the Association is aware or becomes aware of a past criminal conviction that would, if the Candidate were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

Additional information regarding the Associations Election Rules and Procedures is provided in the Nellie Gail Ranch Owners Association Election Rules adopted November 19, 2019 and are available on-line at nelliegailranch.org or by request to admin@nelliegailranch.org.

Notice of Board of Directors Election

The Annual Meeting of the Members and Election of Board of Directors is set for **Wednesday, June 7, 2023 at 6:30 p.m.** at the Nellie Gail Ranch Clubhouse at 25281 Empty Saddle Drive, Laguna Hills, CA. In order to achieve quorum, at least fifty percent (50%) of the Homeowners

(i.e. 704 out of 1407 members) must vote. In the event that less than 50% of the membership participate in the Annual Meeting, either by returning their ballot or appearing in person, then those in attendance may adjourn the meeting to a date not less than 5 nor more than 30 days thereafter, and the quorum at such adjourned meeting shall be lowered to twenty-five percent (25%) (i.e. 352 out of 1407 members). The Reconvened Election meeting date, if necessary, will be **Wednesday, June 14, 2023 at 6:30 pm** at the same location.

This year two (2) seats are up for election. The pre-ballot notice listing candidate names to be included on the ballot will be posted prior to April 1, 2023. Check the May 2023 issue of The Pony Express for candidate bios and information. For any questions regarding the Annual Meeting and Election of Board Directors, please call the Association office at (949) 425-1477.



2023 BOARD OF DIRECTORS CANDIDATE RESUMÉ / NOMINATION APPLICATION

The Association is soliciting candidates for the upcoming 2023 Board of Directors election to be held on **Wednesday, June 7, 2023**. Candidate applications must be received by the Association by Thursday, March 23, 2023 to be nominated and listed on the pre-ballot notice that will be posted prior to April 1, 2023. The pre-ballot notice will include all names that will be included on the ballot to be mailed by April 30, 2023. Please provide a full face, digital photograph to be published in the May 2023 issue of The Pony Express. Below word totals per category may be adjusted by candidate, however, the total statement may not exceed 350 words. Please return this application by mail to 25211 Empty Saddle Dr., Laguna Hills, CA 92653 or e-mail to the Association's office at admin@nelliegailranch.org. Attention: Nominating Committee.

Property Owner's Name: _____

Address: _____ Homeowner Since: _____ (year)

Current Occupation or Occupation at time of Retirement: _____

Civic Activities – Organizations, Positions, Etc. (50 words or less): _____

Nellie Gail Ranch Activities – Organizations, Positions, Etc. (50 words or less): _____

Biographical Information (100 words or less): _____

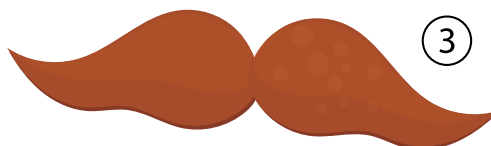
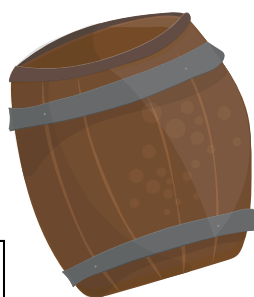
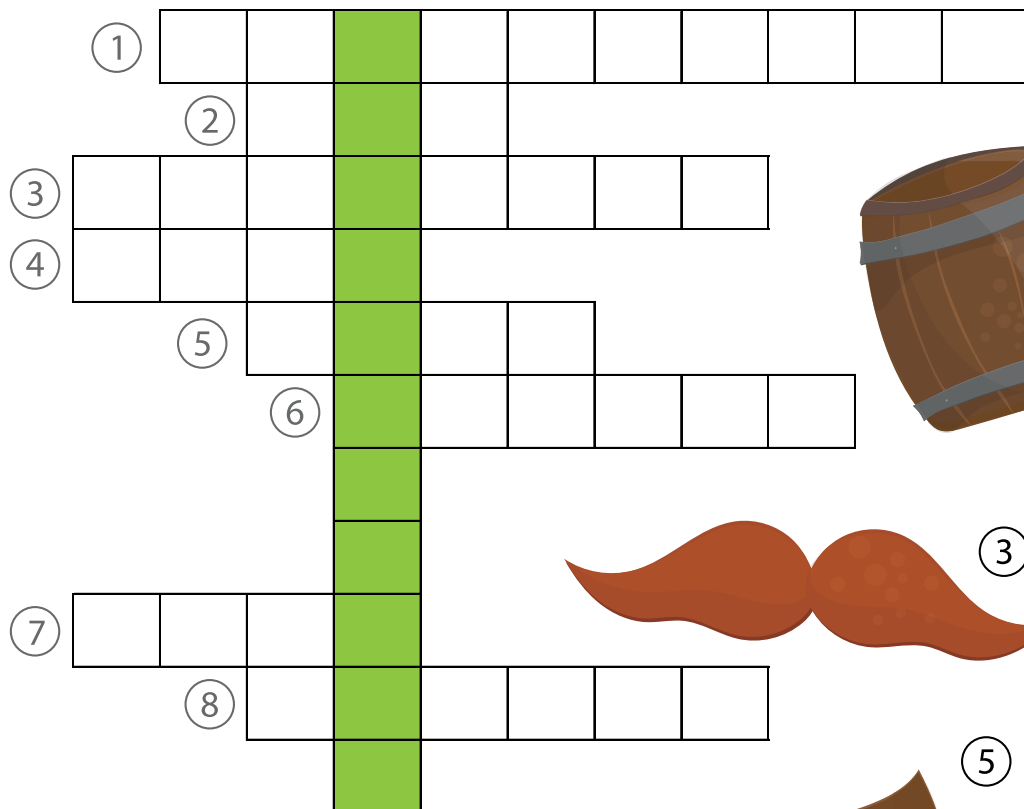
Statement – Why do you want to serve on the Board (150 words or less): _____

If elected I pledge to do my best for the benefit of the Association as a whole and will abide by and enforce the Association's Articles of Incorporation, Bylaws and CC&R's, Architectural Guidelines, published policies and all applicable California and Federal Laws.

Signature: _____ Date: _____

THE PUZZLE Paddock

HELP THE LEPRECHAUN SOLVE THE CROSSWORD PUZZLE



RANCH RECIPE



SPRING INDIAN TANDOORI CHICKEN

INGREDIENTS:

1. 2 POUNDS CHICKEN
2. 1 MEDIUM LEMON
3. 1 TEASPOON SALT
4. 1 ¼ CUPS PLAIN YOGURT
5. 1 MINCED CLOVE GARLIC
6. 2 TEASPOONS GARAM MASALA
7. 1 TEASPOON GINGER ROOT
8. 1 TEASPOON CAYENNE PEPPER
9. 1 TEASPOON RED FOOD COLORING
10. 1 TEASPOON YELLOW FOOD COLORING
11. 2 TEASPOONS CHOPPED CILANTRO
12. 1 MEDIUM LEMON, CUT INTO WEDGES

PREPARATION:


1. REMOVE SKIN FROM CHICKEN PIECES. CUT INTO SLICES AND PLACE IN DISH. ADD LEMON JUICE AND SALT.

2. COMBINE YOGURT, ONION, GARLIC, GARAM MASALA, GINGER, AND CAYENNE PEPPER IN A MEDIUM BOWL. MIX THE INGREDIENTS THOROUGHLY UNTIL A SMOOTH CONSISTENCY IS ACHIEVED. ADD FOOD COLORING TO THE MIXTURE AND STIR WELL. NEXT, SPREAD THE YOGURT MIXTURE EVENLY OVER THE CHICKEN, AND LET SIT FOR 24 HOURS.

3. COOK MEAT ON A GRILL ON MEDIUM-HIGH HEAT AND OIL.

4. GRILL THE CHICKEN UNTIL FULLY COOKED WITH CLEAR JUICES AND NO PINK VISIBLE. ENSURE THAT THE CHICKEN'S INTERNAL TEMPERATURE REACHES 165°F (74°C) BY USING AN INSTANT-READ THERMOMETER NEAR THE BONE. FINALLY, SERVE THE COOKED CHICKEN WITH CILANTRO AND LEMON WEDGES AS A GARNISH AND SPRINKLE PEPPER (ABOUT 2 TSP.).

March 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12 Daylight Savings Begins	16	14 ARC Meeting at 5:30pm	15	16	17 St. Patrick's Day at The Watering Hole 	18
19	20 1st Day of Spring Wine & Design at 5pm by Appt.	21 Board Meeting 7:30pm at Clubhouse	22	23	24	25
26	27	28 ARC Submittal Deadline for April 11th Meeting	29	30	31	

THE TIME IS NOW

Spring is just around the corner and the beginning of peak selling season. Whether moving out of state, upsizing, downsizing or just cashing out, the Brad Feldman Group has the knowledge and experience to get you there.

If you are looking to maximize your equity this Spring, this is the time to start prepping your home for the market. Let us help!

2022 SALES HIGHLIGHTS BY THE BRAD FELDMAN GROUP

52

Total Transactions

\$96M +

Total Transaction Volume

\$2,839,000

Avg. Sale Price in
Nellie Gail Ranch

102%

Avg. Sale Price/List Price Ratio
in Nellie Gail Ranch

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

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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

BRADFELDMAN
GROUP

AT DOUGLAS ELLIMAN REAL ESTATE

 **Douglas Elliman**
Broker #01947727



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

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



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



Mudd Industries, Inc

www.muddinc.com 949.716.7002 tmudd@muddinc.com

23042 Alcalde Drive, Suite F, Laguna Hills, CA 92653 Fax: 949.716.7003

California Landscape Architect's License - LA4843

California Landscape Contractor's License - 851763