

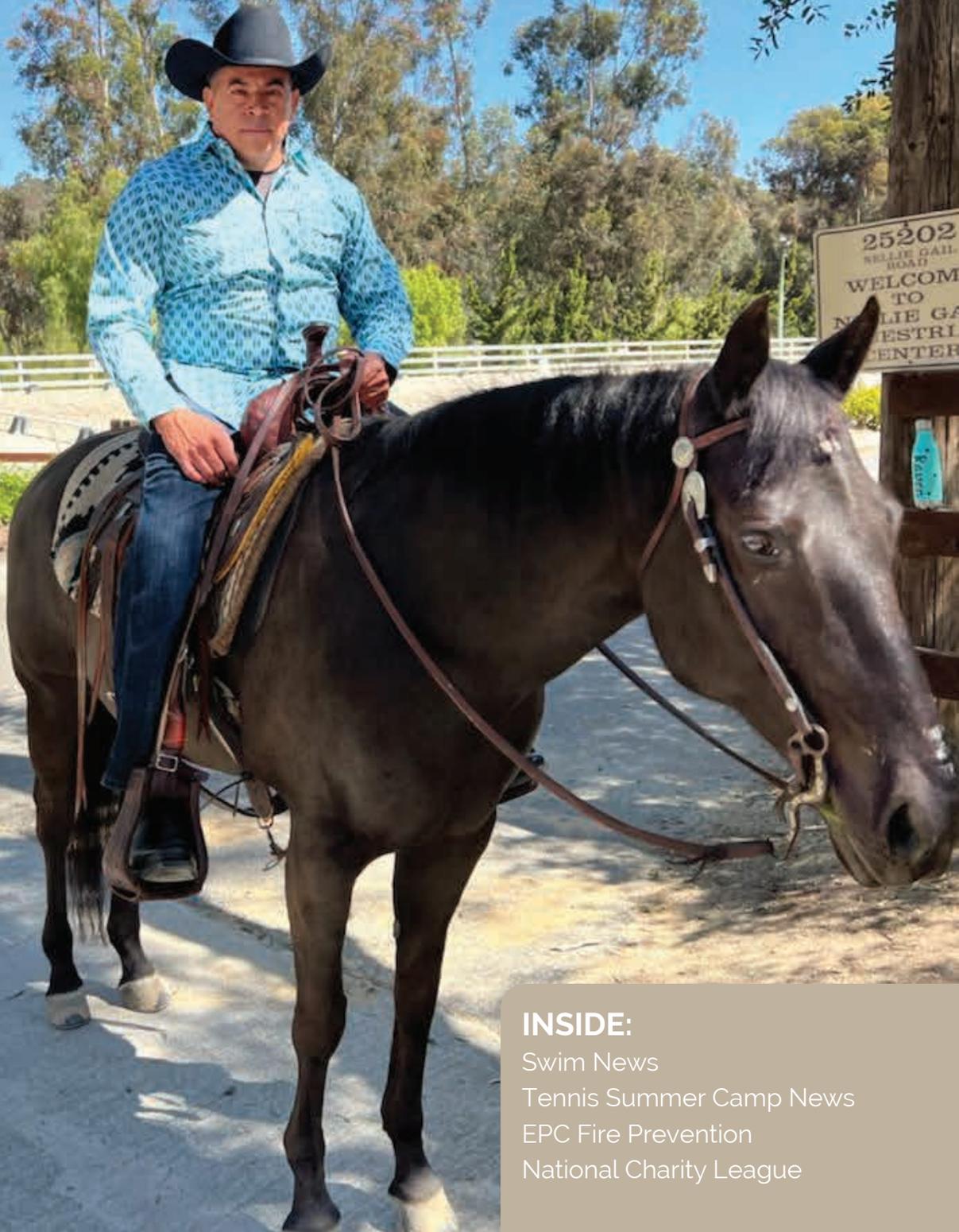
July 2022



# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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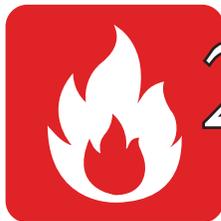
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# Community Contacts



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**Jeff Hinkle** | Facilities & Compliance Manager  
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**Diane Goodchild** | Community Associate  
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**Brenda Weber** | Financial Transactions Coordinator  
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**Mary Gonzales** | Events Coordinator  
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**David De La Mora** | Communications Coordinator  
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[www.nelliegairanch.org](http://www.nelliegairanch.org)



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660

**Corri Slater** | Front Desk Manager  
clubhouse@nelliegairanch.org



25202 Nellie Gail Road, Laguna Hills CA 92653

Office: (949) 425-1477

Cell: (949) 371-1595

**Nikki Garcia** | Equestrian Center Manager  
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**Manuel Ruelas** | Operations Manager  
manuelr@nelliegairanch.org

**Equestrian Center EMERGENCY: (949) 533-0241**

## Board of Directors

Mark Fisk	PRESIDENT
Joyce Taylor	VICE PRESIDENT
Paul Holland	SECRETARY
John Park	CO-TREASURER
Loree Blough	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)
(714) 971-2421	Vector Control
(877) 728-0446	CR&R (Trash Pickup)
(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDG&E
(800) 427-2200	Southern California Gas Company
(949) 470-3045	Animal Control (Mission Viejo Shelter)

## County of Orange

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

## Assessment Remittance Address

Please remit all assessments to:  
P.O. Box, 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 July 19, 2022 and will be held live in the Association Clubhouse.

### Board Meeting July 19, 2022

**Executive Session - 6:00 pm**  
**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

## SPECIAL BALLOT MEASURE PROPOSING CC&R AMENDMENT TO RESTRICT SHORT TERM RENTALS

At the July 19, 2022 Open Session Meeting the Board will consider a draft of a Special Ballot Measure to approve CC&R amendments restricting short term rentals and an applicable enforcement fine for violations of the restriction. Homeowners have expressed ongoing frustration with nuisance activity related to short term rentals. Large parties, corporate events, weddings and receptions, photo shoots and blocked access to driveways and streets have been reported. Unfortunately Nellie Gail Ranch Owners Association's 46 year old governing documents do not have the modern provisions of newer communities that either restrict short term rentals or permit the Board to enact restrictions. After considering input from homeowners adversely impacted by nuisance activities, the Board has approved drafting a special ballot measure to be submitted to the membership for approval.

Drafting the proposed amendments and submitting them to the membership is the easy part. Once the ballots are in the mail to you, the responsibility passes directly to the membership.

**Seventy five percent (75%) of the homeowner members will need to vote in favor in order for the amendment(s) to pass.**

1,054 homeowners will need to return a "Yes" ballot to successfully approve the proposed amendments. We will need everyone to participate in this process. You will see more detailed information in upcoming Pony Express issues and the weekly e-mail blasts.

Meanwhile, please report any nuisances you experience as a result of a short term rental to [admin@nelliegailranch.org](mailto:admin@nelliegailranch.org). Be specific as to the date, time and nature of the nuisance.

While there are a number of other provisions of the CC&R's that may be outdated or beneficial to change, we are not going to address anything other than the short term rentals in order to keep the focus on this significant concern. Adding other proposed changes may cloud the issue and decrease the opportunity to get a successful vote on the short term rental restrictions. Again, if you are concerned about the ongoing proliferation of these types of rentals and the associated nuisance and loss of quiet enjoyment of your home you should look for the upcoming ballot and return it promptly. Additional information coming soon!!



# ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the  
**ARCHITECTURAL REVIEW COMMITTEE ON JUNE 14, 2022**

The Submittal Deadline for the August ARC Meeting is: **July 28, 2022.**

ADDRESS	PROJECT	RESULTS
25751 Pecos	Landscape, Hardscape	Approved
27762 Hidden Trail	Artificial Turf	Approved with Conditions
25481 Rapid Falls	Resubmittal Driveway, House	Approved
25122 Buckski	Doors, Windows	Approved with Conditions
27472 Hidden Trail	Front Fencing	Approved
26532 Broken Bit	Fencing	Denied
25762 Prairiestone	View Obstruction	Approved
25521 Rangewood	Addition	Approved with Conditions
27101 Hidden Trail	Resubmittal Landscape, Hardscape	Approved with Conditions
26642 Stetson	Patio Cover	Denied
24961 Buckskin	Resubmittal Backyard	Approved
26221 Hitching Rail	Addition	Approved with Conditions
26601 Stetson	Resubmittal Addition	Approved with Conditions
26152 Spur Branch	Roof	Approved
25111 Blackhorse	Solar	Approved with Conditions
26192 Flintlock	Garage Doors	Approved
27441 Maverick	Resubmittal Addition	Approved
25782 Prairiestone	Driveway	Approved with Conditions
25965 Poker Flats	View Obstruction	Approved
24821 Buckboard	Driveway	Approved with Conditions

Any exterior change to your home or property requires approval. Please consult the Architectural Guidelines available at [www.nelliegailranch.org](http://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.

## TREE TRIMMING & EQUESTRIAN ARENA FOOTING AND CEILING FANS

Tree trimming of tall trees at the recreation center perimeter has been completed. We have also been at work replacing the Equestrian Center Upper Arena footing and installing new barn fans. Work started with removal of the old broken down footing. Replacement footing from Blenheim was blended with new sand and felt which was graded and levelled. The arena is back in use and receiving rave reviews.





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# MINUTES

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

TUESDAY, MAY 17, 2022

### 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  
John Park  
Joyce Taylor

#### DIRECTOR ABSENT

Loree Blough

### MANAGEMENT

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

### II. HOMEOWNER APPEAL RE DENIAL OF GARAGE ADDITION SETBACK

Motion: Fisk  
Second: Park

**Resolution:** To approve a seven foot setback for the garage addition at 26051 Red Corral. The ARC supported the Board approving a seven foot setback versus the ten foot standard due to the unique configuration of the property and the proposed garage integrating well with the front elevation. Due to the shape of the property the front corner of the garage is seven feet and the distance from the property line which then increase along the length of the garage.

**The motion carried unanimously**

### III. HOMEOWNER FORUM

Four homeowners attended the Open Homeowner Forum.

### IV. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting

was held on April 19, 2022. Actions reported include:

- Approval of the March 15, 2022 Executive Session Minutes
- Approval of the April 7, 2022 Executive Session Minutes
- Reviewed the May 2022 legal report
- Approved retaining counsel for consulting on an HR matter
- Reviewed performance concerns related to a vendor
- Approved the service agreement renewal with Evolution Swim Academy for swim and summer camp programming
- Declined to renew a use agreement with the South OC Pony Club
- Approved the 2022-23 compensation for stable hands
- Reviewed and filed the delinquency reports.
- Reviewed and filed the Violation Report.

**A special Executive Session meeting was held on April 10, 2022. Actions taken include:**

- Review Equestrian Center Landscape proposal update
- Interview of a Kitchen / Bar Manager Candidate

### V. CONSENT CALENDAR

Motion: Park  
Second: Taylor

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

**The motion carried unanimously, with Joyce Taylor abstaining from minutes.**

**A. CONSIDERATION OF APPROVAL OF APRIL 19, 2022 OPEN SESSION MINUTES**

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

**B. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2022 FINANCIAL STATEMENTS**

**Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2022, reflecting the following:

To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2022 reflecting the following:

The Consolidated Balance Sheet reflects \$3,477,819 in reserve funds, \$1,535,255 in operating funds, \$8,400 in Petty Cash, and \$662,336 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,683,809.

Year to date Assessment Revenue totals \$1,480,499 compared to the budgeted \$1,365,888.

Year to date Total Consolidated Revenue is \$2,306,301 compared to the budgeted \$2,216,651.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$171,944) compared to the budgeted decrease of (\$201,424). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$150,024 compared to the budgeted of (\$54,590). Year to date reserve funding is \$246,092 compared to a budget of \$235,504. The variance is reserve interest income.

**C. DELINQUENCY STATISTICS REPORT**

- There are three (3) past owner delinquencies with an assessment balance of \$971.
- Twenty-seven (27) current owner past due delinquencies total \$43,312 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 1.7% of the annual assessment budget.

**VI. NEW BUSINESS**

**A. CONSIDERATION OF REVISION TO EQUESTRIAN CENTER FEE SCHEDULE**

Motion: Park  
Second: Fisk

**Resolution:** To approve a revision to the 2021-22 Equestrian Center Fee Schedule effective June 1, 2022 implementing the following changes:

- Eliminate hay credits for boarders using less than three flakes per day.
- Eliminate shavings credits for boarders requesting less than five bags per week.
- Eliminate the Resident Sublease 7-9 month category and extend the Resident Sublease 1-6 Months timeframe to 12 months up from 6 months

**The motion carried unanimously.**

**B. REVIEW TRAILS & SAFETY COMMITTEE REQUEST TO APPROACH CITY REGARDING STREET LIGHTING AT NELLIE GAIL ROAD AND DAPPLE GREY TRAIL HEAD**

**Action:** To take no action with the City as Nellie Gail Ranch trails are closed at dusk. As only one trailhead had been identified for the lighting request it was suggested that members of the Committee with an interest in this trailhead may approach the city as homeowners but not as a formal Nellie Gail Ranch request.

**C. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE ORANGE COUNTY PROFESSIONAL FIRE FIGHTERS ASSOCIATION**

# MINUTES - CONTINUED

## EIGHTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME

Motion: Holland  
Second: Taylor

**Resolution:** To approve placement of an Ad in the game program for the Eighth Annual Orange County Professional Firefighters Association First Responders Cup Softball Game at a cost of \$850 and authorize Management to approve similar requests in the future up to \$1,000.

**The motion carried unanimously.**

## D. CONSIDERATION OF APPROVAL TO PURCHASE BARWARE AND KITCHENWARE

Motion: Park  
Second: Fisk

**Resolution:** To approve \$10,000 for purchase of barware and kitchenware to be purchased in conjunction with the bar / restaurant manager's input.

**The motion carried unanimously.**

## E. REVIEW OF CLUBHOUSE COFFEE SERVICE

**Action:** To defer any changes until a bar / restaurant manager is hired

## 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, Trails & Safety Committee Recap.

## VIII. CORRESPONDENCE

Correspondence was received and filed

## IX. NEXT MEETING

The next Regular Open Session Board of Directors

meeting is on Tuesday, June 21, 2022 at 7:30 p.m.

## X. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.



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The City of Laguna Hills declared May 6th "Lewis F. Moulton Arrival Day" after the pioneer who traveled to Southern California from Boston MA in 1874. Lewis worked on a ranch, eventually purchased it, and acquired 22,000 acres which make up Nellie Gail Ranch and the cities of Laguna Hills, Aliso Viejo, Laguna Niguel, Laguna Woods and Lake Forest. Lewis and his wife Nellie Gail worked the ranch, raised two amazing daughters and became major founders and donors of the Laguna College of Art and Design and Chapman University.

**Please see the event coverage here:** <https://moultonmuseum.org/lewis-moulton-arrival-day/>

Additionally, we are excited to share the following opportunity to attend the Moulton Museum inaugural exhibit 1874: Into the West. Moulton Museum is currently scheduling tours and seeking volunteers. Banners located on Oso across from Nellie Gail Ranch Monument Park will give you a daily reminder of this opportunity to celebrate your connection to the Moulton family.



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## FIVE LAYERS OF DROWNING PREVENTION

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

This summer, families throughout Orange County will be looking for a body of water to cool off in. Being a swim lesson provider in South Orange County, I have witnessed hundreds, if not thousands, of families that have participated in year-round swim lessons to prepare for warmer weather. As a drowning prevention advocate, I want to be the first to tell you that participating in swim lessons is not enough to prevent an unnecessary drowning. We need to have a solid plan in place for when our children are near or in bodies of water. Here are five layers of protection that are key to drowning prevention and a safer summer.

Just a few weeks ago, there was a near-drowning in one of the Ladera Ranch pools, and had it not been for a good Samaritan who performed CPR to revive the child; it could have ended up much worse. Children can drown in very shallow water, so not surprisingly, wader pools are some of the most dangerous bodies of water for young people. A wader pool is generally shallow, which gives parents the illusion that children cannot drown, which may cause them to let their guard down. The first layer of protection is to be vigilant. Provide close and consistent attention to children playing in the water, especially when attending a social event, where interactions with others could divert your attention.

The second layer of protection is to fence pools and spas with appropriate barriers, including four-sided fencing. This step is key to protecting a child when you are home and could potentially become distracted. The third layer is to participate in year-round swim lessons. Swim lessons help reduce the incidence of drownings by up to 88%, and although swim lessons provide some level of peace of mind, it does not mean that a child is a "safe" swimmer but does mean that a child is a "safer" swimmer and may be able to help himself to safety in case of a water incident.

The fourth layer is to protect a child with a U.S. Coast Guard-approved life jacket. Life jackets are not like "water wings," which children can slip out of, and they provide more significant support for children. Just keep in mind they are meant for children of a certain age and above.

The final layer of protection includes teaching swimmers from a young age to always swim in waters that lifeguards patrol. Having an extra set of eyes on your child is extremely valuable, especially when multiple children are in the water at once.

I hope that these five layers of protection help provide a safer environment, leading to a safer summer. Drownings are all around us, so be vigilant and take the extra steps this summer. You'll be glad you did.



**FELIPE DELGADO**  
Founder & Managing Partner

Phone: 949.388.4545  
felipe@evolutionsswim.com  
www.evolutionsswim.com  
23854 Via Fabricante Unit G4  
Mission Viejo, CA 92691





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- ✔ AUGUST 1-11

\*LESSONS TUESDAY-FRIDAY FOR BOTH WEEKS OF THIS BLOCK

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# EQUESTRIAN CENTER NEWS

## NELLIE GAIL RANCH EQUESTRIAN CENTER STAFF MILESTONES

As General Manager I am privileged to work with some pretty awesome staff working on your behalf. We currently have a lean team of 23 with 13 working full time and 10 part time. The past two months I was able to share amazing experiences with my Equestrian staff Manuel Ruelas (Equestrian Operations Supervisor) and Nikki Garcia (Equestrian Manager).



Manuel, pictured above, is also on the cover and another article in this issue celebrating his 30 year anniversary with Nellie Gail Ranch. Celebrating with us as guests were his family which included his brother who used to work at the Equestrian Center and his father via Zoom who also worked with us until his 2009 retirement.

On Monday, June 13th I was invited to Marine Corps Air Station Miramar for a very special event. Nikki's husband Staff Sergeant Edwin (Eddie) Garcia was

awarded the Navy and Marine Corps Medal for Heroism. This is the highest non-combat award a Marine can receive. Just prior to his new assignment here at Miramar he was serving as Detachment Commander in Nouakchott, Mauritania. While on liberty walking on the beach with Nikki he made eye contact with a young boy struggling in a strong current to remain afloat while being pulled out to sea by a rip tide. Without a word to Nikki or second thought regarding his own safety Eddie was in the water. He reached the child 200 plus yards out and began a 300 yard return rescue-swim through the turbulent waters. In comments after receiving the award Eddie credited Nikki as his guardian angel for calling out to him keeping him oriented to the shore on his return swim.



The award citation includes this statement:

***“Demonstrating courageous and swift action in the face of great personal risk, he prevented the loss of an innocent life. By his audacious actions and selfless dedication to duty. Staff Sergeant Garcia reflected great credit on himself and upheld the highest traditions of the Marine Corps and the United States Naval Service. “***

Being present to witness the medal award and recognition, and see the pride in Eddie, his commanders and the Marines he commands was a great experience for me. As was sharing the moment with Nikki, not as my Equestrian Manager co-worker, but seeing her as a proud Marine wife who also serves and sacrifices.



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# TENNIS & PICKLEBALL CENTER NEWS

## SUMMER TENNIS CAMP NEWS

Weeks one and two of the Summer Tennis Camp have concluded, but the fun continues as the camp runs through the summer. The children that are participating in the camp shared that they are creating lasting memories and learning new tennis skills.

Lucy, one of the camp attendees said "So thankful for the academy and the lovely coaches! We all had a blast!". One of the parents also shared their enthusiasm and said "Thanks for putting together such a fun camp for the children!"

The Summer Camp is provided by DP Tennis Academy which also runs the highly regarded Junior Program. If you would like to organize a free trial of the Junior Program please contact Coach Rogan: (949) 395-5297



## CONGRATULATIONS MARY BRASCIA ON YOUR VICTORY

Mary Brascia won her first pro victory in the prestigious APP So Cal Classic Pickleball Tournament that took place in San Diego. Mary was undefeated on the day knocking off Anna Bright of Florida, another rising star on the APP Tour. The final score 11-2, 9-11 and 11-3 in the final. Mary plays and trains at Nellie Gail on a regular basis.





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• TENNIS CLUB •

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(949) 831-6660



# PICKLEBALL

## MONTHLY MEMBERSHIPS AVAILABLE

NELLIE GAIL RANCH OWNERS:		NON-NELLIE GAIL RANCH OWNERS:	
FAMILY PICKLEBALL	\$60	FAMILY PICKLEBALL	\$85
COUPLES	\$45	COUPLES	\$65
SINGLE PICKLEBALL	\$30	SINGLE PICKLEBALL	\$50
MEMBER GUEST FEE	\$10 PER DAY	MEMBER GUEST FEE	\$10 PER DAY

PICKLEBALL COURTS ARE AVAILABLE TO NELLIE GAIL RANCH HOMEOWNERS FROM 11:30 AM-3:00PM WITHOUT ADDITIONAL CLUB MEMBERSHIP

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- ACCESS TO FREE CLUBHOUSE WI-FI SERVICE

**NOTE: TENNIS CLUB MEMBERSHIP INCLUDES USE OF PICKLEBALL COURTS.**

# Summer

# 2022

# CONCERT SERIES

**FRIDAY @ 7 PM - GALLUP PARK**

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# EMERGENCY PREPAREDNESS

## FIRE PREVENTION AND RESPONSE

by Dr. Kenneth S. Cheng

The recent fires on the ridge of Laguna Niguel should serve as a reminder of fire prevention in our neighborhood. The ongoing drought has significantly increased the risk of fires devastating entire communities in southern and northern California, and should heighten our concern for fires in Nellie Gail Ranch. The Emergency Preparedness Committee's focus has traditionally been to prepare for natural disasters, typically an earthquake. This month, we focus on actually preventing a disaster; taking the steps to mitigate a fire from destroying our homes. Better to prevent a fire than to fight a fire.



According to the California Department of Forestry, Cal Fire and local fire authorities, the southern-most portion of Nellie Gail Ranch (Hidden Trail, Rapid Falls, Dillon, Greenfield and the nearby smaller streets) is "recommended" to be listed as a Fire Hazard Severity Zone

(FHSZ), with a rating of "moderate" to "high" risk for wildfires. This is based on scientific modeling where experts geographically identify risk areas using factors such as vegetation type, terrain, fire history and weather patterns. It should be noted that this area is "recommended" as a FHSZ as of September 2012, but the City of Laguna Hills has not yet officially adopted this recommendation. Therefore, fire-mitigating construction and vegetation management is not mandatory, but only voluntary (but still highly recommended.) Taking the steps here, and in other parts of Nellie Gail Ranch, will limit fire-related losses to this community. Slope management, where slopes need to be cleared of tall brush prior to every fire season, does not fall under this voluntary recommendation; slopes in all areas still must be cleared pre-fire season. The specific location of the FHSZ for Laguna Hills can be found here: <https://ocfa.org/Uploads/CommunityRiskReduction/FHSZ%20LagunaHills.pdf>

Although most of the readers will not be living in the Fire Hazard Severity Zone, it does not alleviate us from fire risk. There is always a potential threat as flying embers from a fire blocks away can put your home and property at risk if it is not properly prepared. The Orange County Fire Authority website ([www.ocfa.org](http://www.ocfa.org)) is a tremendous resource of information on fire prevention. This website contains many files, videos and even a home assessment form that one can fill out for a free fire threat assessment. It is strongly recommended that one explore this site as this article can only briefly touch upon the wealth of information provided by the OCFA. There are some basic steps that have been recommended by Cal Fire and the Orange County Fire Authority to help reduce the risk of fires affecting our homes.

Some of the basic concepts are explained below:

here: <https://ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Defensible%20Space.pdf>



**Structure Clearance:** As of 2005, state laws increased the "defensible space" from 30 feet to 100 feet from any structure. Within 0 to 30 feet of a home or structure, one should be "Lean, Clean and Green." This includes the removal of all dead plants, trees and weeds, removal of all dried leaves and pine needles, and to keep any branches at least 10 feet from other trees and at least 10 feet away from any heat source (chimneys, heaters, etc.). From 30-100 feet of a home or structure, this is the "Reduced Fuel Zone" where we should limit vegetation; keeping all grasses trimmed to no higher than 4 inches, have adequate horizontal spacing between trees and shrubs and create adequate vertical spacing of at least 6 feet between the lowest tree branches and the ground, preventing a vertical "fire ladder." The horizontal spacing between shrubs and trees is dependent upon the slope upon which they are planted; the steeper the slope, the greater the distance between plants. Information from the Orange County Fire Authority on Defensible Space can be found

**Yard Clearance:** Flammable materials (firewood, construction material, etc.) should be kept at least 30 feet from any structure, and all vegetation should be cleared at least 10 feet from any wood pile or construction material. Ideally, storage sheds should also be at least 30 feet from the house. Many of us have LP (Liquid Propane) fuel tanks commonly used for BBQ's and heaters. These should be kept at least 10 feet from any structure and the same distance from the property line.

**Vegetation Management:** There are the Four R's to the management of vegetation on your property:

**Removal** - This involves removal of all dead vegetation within 100 feet of your home, and the removal of existing trees and shrubs on the OCFA "Undesirable" list as these plants have a high risk of burning. Juniper, Eucalyptus, and Pine trees, common here in Nellie Gail, are examples of these "undesirable," highly flammable plants.

**Reduction** - One should reduce the amount of vegetation by pruning and thinning within 100 feet of your home, provide proper separation between trees and shrubs at a distance of 3 times the tallest tree or shrubs, and all plants within 10 feet of the home should be pruned to no taller than 2 feet.

**Replacement** - Once we remove the 'undesirable,' highly combustible, vegetation, we can then replace with low combustible plants and maintain adequate spacing between new plants to allow for growth.

**Resistant** - We should utilize fire-resistant plants when possible, such as succulents to limit combustibility of vegetation on our property.

When one follows these recommendations, it will pro-

# EMERGENCY PREPAREDNESS

vide the firefighters the greatest chance of saving one's home during a wildfire. Comprehensive guidelines on proper plants, proper spacing and proper pruning of vegetation can be found here: <https://ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Vegetation%20Management%20Guidelines.pdf>

The OCFA also has produced "Vegetation Management Guideline: Technical Design for New Construction Fuel Modification Plans and Maintenance Program," which are guidelines on all aspects of plant designs, species identification, placement based on slope, location, desirable and undesirable plants and many other factors too detailed for this article. This information can be found at: <https://ocfa.org/Uploads/CommunityRiskReduction/OCFA%20Guide-C05-Fuel%20Modification.pdf>

Should a wildfire occur at or near Nellie Gail Ranch, we also must be prepared to respond appropriately. When homes are threatened and evacuations are ordered, homeowners often are unprepared and start to gather personal belongings without much thought or planning. Orders for evacuation will come from the Sheriff's Department; these should be heeded. Having provided evacuation orders in Orange County, this author has witnessed the chaos on how the unprepared gather their personal belongings.

Besides family members and pets, what to grab can often be placed into one of three main categories: items of practical importance, items of sentimental importance and items of value. When given the orders to evacuate, or if you have independently made that decision based on your knowledge of the situation, you should implement your pre-planned strategy on the practical, sentimental and valuable items to grab. The emphasis is on pre-planning since much of what is important can be assembled long before the fire. These items typically fall under the practical category. These items generally include:

- car keys
- home and auto insurance information
- home inventory of belongings
- health insurance information
- prescription medications
- clothing

All of these items should already be in your grab-and-go bag (see the March 2022 Pony Express article on "Your Work and Car Earthquake Kit"). Documents can also be placed on a cloud-based digital file (see last month's article on Document Protection.). Sentimental items usually involve photo albums or family heirlooms. Again, pre-planning by placing all photo albums in a single box or crate that can be grabbed quickly and easily is the best way to prepare for evacuation. Better yet is to have the pictures already digitally reproduced and stored in a digital cloud file. The collecting of items of value must be balanced by the practicality of carrying and transporting potentially large items. One possibility is to have "valuable items" list divided into easily grabbed and carried (jewelry, etc.), larger items that may be grabbed if time, space and energy permits.

In summary, the steps to take for fire prevention are the most important aspects of surviving a fire. This all comes down to preparation; preparing your yard, your house and your items of importance. As Benjamin Franklin has taught us, "Failing to prepare is preparing to fail."

**Dr. Kenneth S. Cheng** is a 20 year resident of Nellie Gail Ranch and a 9 year member of the Emergency Preparedness Committee. In addition to being a physician, he is also an American Heart Association First Aid and Basic Life Support Instructor and has taught over 1000 first responders on this subject matter.

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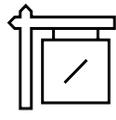


# Nellie Gail Ranch Market Report



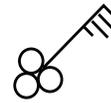
New Listings

**7**



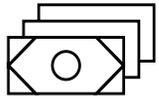
Pending Sales

**5**



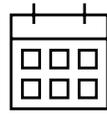
Closed Sales

**22**



Average Price

**\$2,770,714**



Average DOM

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## SIXTEEN GRADUATING SENIORS HONORED

**SADDLEBACK VALLEY, CA. (June 2022)** – Sixteen graduating seniors from the Saddleback Valley Chapter of National Charity League Inc. (NCL) were honored recently during the Senior Recognition event held at Balboa Bay Resort in Newport Beach, California. Dressed in beautiful white gowns, which symbolizes new beginnings, these young ladies, also known as “Ticktockers”, were recognized for their six years of outstanding contribution to the community.

These Ticktockers volunteered their time to various non-profit communities, which included Alzheimer’s Orange County, American Heart Association, Esperanza Special Education School, Florence Sylvester Senior Center, Laura’s House, NEGU/Jesse Rees Foundation, Norman P. Murray Senior Center, Operation Help A Hero, Operation Valentine, Orange County Rescue Mission, Pediatric Cancer Research Foundation, Rainbow Kids Achievement Center, Rancho Santa Margarita Community Table, Rancho Santa Margarita Public Library, Shea Therapeutic Riding Center, South County Out-reach, Susan G. Komen, Team Michelle, TOPSoccer, and YANA Cancer Comfort.



**From Top Left to Right:** Arisa Moghaddam (Nellie Gail resident), Stirling Armstrong, Catherine Boston, Katherine Zeppos, Chloe Greene, Abigail Baytieh, Cayman Wurth (Nellie Gail resident), Abigail Anderson, Gabrielle Hauptman | **Bottom Left to Right:** Morgan Eves, Sophia Aceves, Emory Warner, Amber Speirs, Tess Betty, Sara Morace, Katharine Hulse | **Photo Credit:** Michele Sparks Photography (Nellie Gail resident)

# MEET YOUR 2022-2023 BOARD OF DIRECTORS

The Nellie Gail Ranch Owners Association annual meeting was held Wednesday evening June 8th at the Association Clubhouse. Congratulations to **Mark Fisk**, **John Park** and **Joyce Taylor** who were elected to serve on the Board through June 2024. Mark, John and Joyce join incumbents Loree Blough and Paul Holland as your Nellie Gail Ranch Board of Directors.



**Mark Fisk**  
President



**Joyce Taylor**  
Vice President



**Paul Holland**  
Secretary



**John Park**  
Co-Treasurer



**Loree Blough**  
Co-Treasurer

The Board of Directors is the governing body that exercises the powers of the Association with regard to rules and regulations, contracts, assessments and other business of the Association. Directors are resident-elected homeowners who volunteer their time to represent the community of Nellie Gail Ranch. They dedicate countless hours during their 2 year terms to serve in the best interest of all our residents and make Nellie Gail Ranch one of the best communities in Southern California!

## BOARD OF DIRECTORS ELECTION RESULTS

CANDIDATE NAME	NUMBER OF VOTES	ELECTED
MARK FISK	420	X
JOHN PARK	409	X
JOYCE TAYLOR	425	X

## SPECIAL BALLOT MEASURE

The vote to continue the contract for 24-Hour Mobile Patrol services passed with votes as follows:

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*Marty Samuel*

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- Recognition and relevant announcements during the event
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- Prominent banner display at event

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

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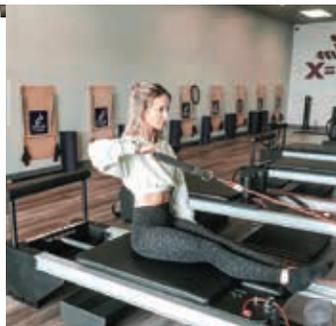


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# TEAM DARKHORSE

## MEMORIAL DAY MEMORIES

*By Michael Friedl*

I've been an avid runner since high school, having completed hundreds of races of all distances, from the mile to the marathon - and beyond. So after moving to Nellie Gail in 2001, the Laguna Hills Memorial Day races were a natural fit for us, except that in those days we often traveled over the holiday weekend. That ended in 2005 with the birth of our first daughter, Grace. Indeed, as if on schedule she was born on the Saturday of Memorial weekend, which meant I could stay with my little family at the hospital, pin my race bib Monday morning and then walk out to run the 5k before returning to bring my daughter home. Ever since then the race has been a family affair.

All three of my kids were born at Saddleback, and all three have run in the various kids' races. My son, Luke, won the Diaper Dash in 2011 when he was 3. When Luke joined Boy Scouts and was looking for civic service opportunities, we reached out to Team Darkhorse to see if we could help. We volunteered at a dinner to welcome the Marines back from deployment. They were all so polite and grateful that the community had remembered them it made a big impression on my boy.

Mary's and is a budding track star. He selected the Team Darkhorse for his community project. Luke and his partner, Jeremy, teamed up to promote participation in the Memorial Day races to raise awareness and support for Team Darkhorse's mission. The race became a St. Mary's event, with 30 members of the school community participating in various distances. Of course, our entire family ran and walked. Luke ran very well, finishing 8th out of 950 in the 5k. He then served as a pacer for the half mile kids' race. Meeting the grand marshal and other members of Team Darkhorse was wonderful. We are happy to do our small part for the community we love and are thankful for those who serve. Next year, we hope Nellie Gail will be well represented at this wonderful event. We will be there. Come join us!



## LEST WE FORGET

*By Karen Robbins*

None of us want war, sane people abhor violence, world peace is our precious goal. And yet, conflict confounds us. When that happens, everyone wants heroes to step into the breach, risking their lives to defend ours. Such men, and sometimes women, have and do exist — until they don't How do we honor them? And if that day came when there were no heroes, no saviors, no courageous souls would we not wonder where did all the brave souls go? Why is no one answering the call? Are we not worth saving?

These seem like grim questions, but they are worth asking. Standing among and alongside the young veterans who visit our town and run our city race on Memorial Weekend has taught me a great deal about the right answers to those questions. These young veterans did risk their lives, and did have friends who risked and lost their own. What these veterans and the families of their lost friends tell us is twofold and simple: Remember them. Say their names, recount their stories, reflect on their courage. Secondly, and

as important, compel and commit ourselves to live our own lives of honor, to be worthy of such final sacrifice.

For these reasons, I am grateful to our city and all those involved in organizing, sponsoring, and participating in the annual Memorial Day Half Marathon, 5 and 10K race. The event provides an opportunity to honor and remember all service members who fought for our country. The wisdom or reason for the wars they fought is not debated on that day, young people who serve in our military do not control the politicians, they place faith in their countrymen that we will make and keep a country worth defending and protecting. This is a day we can show up, and give respect to our heroes. In large part that means respecting one another. Team Darkhorse volunteers feel fortunate and grateful to be able to have done that once more this year! Thank you to all who came out that day. We encourage those who couldn't make it to come next year. Semper Fidelis.



# TEAM DARKHORSE - CONTINUED

## MEMORIAL DAY RACE

*Team Darkhorse*

Combat veterans, Gold Star families and more than 50 active duty Marines ran the race, alongside more than 2,000 runners. 3rd Battalion, 5th Marines volunteered their time helping along the race course, and others delivered and manned a static display of 2 Vehicles, military gear and weaponry. Our Grand Marshal 3/5 veteran Raymond Orozco gave a short greeting and remarks on the meaning of the day, runners witnessed and paid heed to our tribute banners, the community mingled with the Marines present on that day. We gathered in honor and tribute to our heroes. As is fitting. And as Raymond Orozco encouraged us to do "Enjoy your time with friends and family because that is what our fallen friends would want for us."



# CLASSIFIED ADS

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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](mailto: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 [nopawlikehome.com](http://nopawlikehome.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](mailto:mparser@yahoo.com).

### SKATEBOARDING LESSONS

Patient teenage Nellie Gail resident offering beginners skateboarding lessons at his skate ramp, your house or a park. Helmet required and pads recommended. Please text or call Dante at (949) 374-0145.

### 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](mailto: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](http://www.thekeyboardlady.com) My email is [marshyvonne13@gmail.com](mailto: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](mailto: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](http://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](http://www.PianosForPreschoolersToo.com). Call or text 949/246-6492, or email [maxine.casper@cox.net](mailto: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](mailto: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,

# CLASSIFIED ADS - CONTINUED

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.

## 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](http://footzonewellness.com). To schedule a foot zone, contact Brooke Humpherys at (949) 228-8759 or [brooke@footzonewellness.com](mailto: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 am a Horticultural Specialist who feeds and trims fruit TREES. I also Analyze & Consult Regarding fruit trees. I live in Nellie Gail. Come & drive by and see My Flowers at 26152 Spur Brach Lane. A Several Natural Minerals are needed by fruit Trees...to enable greater Health and Fruit Production. In Nellie Gail, our soil is poor Quality! Nutrients are Optimally given to fruit trees 2 - 3 times a year! B Cutting out old & non-productive branches - stimulates. Greater fruit production in the following years! C Some trees are over watered, some under watered! Most trees are watered too close to their trunk! D Keeping a layer of moist organic matter & peat moss all around below your tree... Helps maintain proper moisture, Beneficial Soil Organisms and Soil Fertility. E Fruit trees in a professional orchard are planted 14 to 18 feet apart and not, not, not... ever near any large trees or other large competitive plants, whose roots will choke off your fruit trees Health. In April and May - you are welcome to call first...to visit my fruit trees. To make an appointment for me to visit your fruit trees: Leave me a voice message on my landline. 949.888.7737 (No text please)

## 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.

## FRESH HONEY FOR SALE

Twelve oz jars of local honey at \$ 14.00 a jar. Contact Pamela 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.

## BOWLING BALLS, WETSUITS, LOFT BED, ETC

Bowling Balls various weights, Maui & Sons Wetsuit women size 9/10 short sleeves and legs used \$25.00; O'Neil Wetsuit women size XS long sleeves/legs (for woman 5'4"-5'7", 103-108 lbs) like new \$50.00; Kids wetsuits 7/8, Junior 12 & 14 \$20.00 ea.; Loft bed (twin mattress) ideal for student small apartment bedroom (Ikea) \$90.00 (new \$199); Deco Breeze Figurine Fan/Tiger 2 speed \$30.00 (new \$69.00); Set of kid Backpack & Luggage carrier tri-color, never used, like new \$30.00. Text 949-243-2598 for photo or inquiri.

## 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](mailto:mcm623@cox.net) or follow [@debra.dance](https://www.instagram.com/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](http://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,

**FOR SALE**

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.

## 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](http://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](mailto: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](mailto:hello@fittwithbritt.com) website: [www.fittwithbritt.com](http://www.fittwithbritt.com)

## Rentals

### JACKSON HOLE, WY HOUSE RENTAL

4 bedrooms 5 bathrooms. Newly beautiful remodeled, fully stocked kitchen, bathrooms: 3 master suites, 2 with fireplaces + 1 queen.+ new pull out queen. Jacuzzi, view of the Tetons. 3 fireplace \$800 night + \$300 cleaning. 949 395-6790

### CARIBBEAN ISLAND VACATION RENTALS

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

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Fax (714) 648-0846  
[info@quezadaprolandscape.com](mailto:info@quezadaprolandscape.com)

# Summer CONCERT SERIES 2022

Nellie Gail Ranch residents and guests were ready to rock at our first concert of the season at Gallup Park on **Friday, June 10**, and **SAM MORRISON BAND** did not disappoint! They entertained us with hits from Lynyrd Skynyrd, Allman Brothers, Molly Hatchet, Charlie Daniels, Bob Seger, and more, and they kept the dance floor packed.



Our contributing sponsor, the **BRAD FELDMAN GROUP**, was generous with the **FREE** beer, wine, and concert-themed Old Fashioned cocktails, as well as the free inflatable guitars for the kiddos. It was a fun-filled, family night!



The lines were continuous at the food trucks, which included **Cousins Maine Lobster**, **Italian Burger & Grill**, and **Frankie's Frozen Treats**.



# Fiesta

to congratulate

## MANUEL RUELAS

for his

### 30 YEARS OF SERVICE

MANUEL RUELAS celebrated with family, friends, and co-workers on Thursday, May 26, 2022, with a well-deserved fiesta in honor of his 30-year “workiversary” with Nellie Gail Ranch and the Equestrian Center. That’s quite a commendable milestone! In his current position as Equestrian Center Operations Manager, Manuel commits himself to uphold our values and vision, and he has made his presence here invaluable. Manuel is not only an exemplary employee, but he’s also part of the Nellie Gail Ranch family. He is hard-working, devoted, and kind with a great attitude. He is not only dependable, but also depended upon by many. We congratulate Manuel, appreciate him to no end, and hope to celebrate many more years with him at Nellie Gail Ranch.



Manuel with NGROA Board of Directors  
(L-R: Loree Blough, John Park, Manuel, Mark Fisk, Paul Holland)



Manuel with NGROA Management Staff  
(L-R: Dennis Moss, Brenda Weber, Manuel, Mary Gonzales, Brian Mitchell)



**Manuel's Family**

# Familia



**Manuel with friend Genaro**



**Manuel with Valerie Clark**



**Manuel with Eddie and Nikki Garcia**



**Manuel with Liz Abdo, Jan Curtis, Dolores Caringella**



**Facetime with Papá with brother Guillermo**



**Facetime with Papá in Mexico**

# RANCH RECIPE



## 4TH OF JULY BBQ!

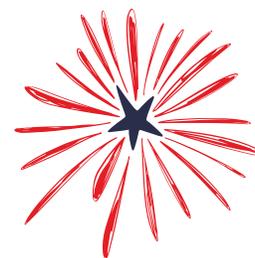
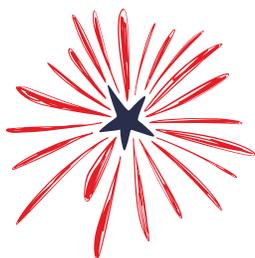
JULY 4TH IS SYNONYMOUS WITH FIRE WORKS, FAMILY AND BBQ. THIS SALT AND PEPPER BBQ RIB RECIPE WILL SURELY PUT A SMILE ON EVERYONES FACE THIS INDEPENDENCE DAY CELEBRATION!

### INGREDIENTS

3 RACKS OF BABY BACK RIBS, REMOVE SKIN  
2 TABLESPOONS OF SEA-SALT  
1 TABLESPOON OF FRESHLY GROUND PEPPER  
1 TABLESPOON GARLIC POWDER  
1 TABLESPOON BROWN SUGAR  
AND UNLIMITED APPETITE!

### PREPARATION

1. PLACE RACK OF RIBS IN A LARGE PLATE
2. SPRINKLE SEA SALT AND PEPPER
3. ADD GARLIC POWDER
4. ADD GARLIC POWDER
5. ADD BROWN SUGAR
6. BAKE IT OR GRILL IT





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- general pest control

**& more!**

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 CLEANS & KILLS VIRUSES AND BACTERIA**

**Fluff & Fold**  
 Wash.Dry.Fold

**\$2.50**  
 /lb

10lb minimum

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 Expires 12/31/2022

**15% OFF**

**Dry Cleaning**

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**20% OFF**

**Household items**

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 Expires 12/31/2022



**LOCAL MARKET UPDATE**

Properties for Sale <b>8</b> +33.3%	New on the Market <b>7</b> +16.7%	Average Asking Price/Sq.Ft. <b>\$653</b> +\$22	Average Sale Price <b>\$3.68M</b> +\$869,167
Average Sale Price as % of Asking Price <b>96%</b> -7%	Average Sale Price/Sq.Ft. <b>\$589</b> +\$55	Average Days on Market of Sold <b>152</b> +126	

STATUS	ADDRESS	SOLD PRICE
SOLD	27501 Boothill Court	\$3,880,000
SOLD	26611 Dapple Grey Drive	\$3,475,000
SOLD	25532 Rapid Falls Road	\$3,250,000

**My Clients Say it Best...**

*Irina is very knowledgeable, responsive, and honest, and her calm demeanor makes even the toughest of situations run smoothly.*  
 - Satisfied Client

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**IRINA BOND**  
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 bondandcogroup.com  
 irina@bondandcogroup.com  
 DRE#02116840



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 PROPERTIES®

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TEAM DARKHORSE

# Collecting Baby Items

PLEASE DROP OFF ALL ITEMS BY JULY 17

3 DROPOFF LOCATIONS:

WE ARE COLLECTING:



25811 La Serra  
Laguna Hills, CA 92653



24694 Ashland Drive  
Laguna Hills

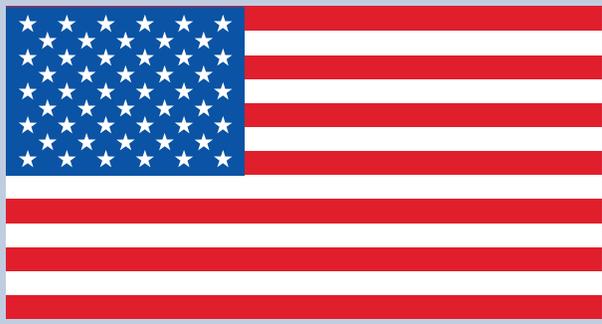


Nellie Gail HOA  
25211 Empty Saddle Dr  
Laguna Hills, CA 92653

DIAPER WIPES  
BATH ITEMS (SHAMPOO,  
LOTION, WASH, DIAPER RASH  
OINTMENT, POWDER, ETC.)  
BABY CLOTHING, HATS,  
BOOTIES, MITTENS  
BIBS, BURP CLOTHS &  
BLANKETS  
INFANT TOYS & BOOKS  
TEETHERS, PACIFIERS  
& BOTTLES

QUESTIONS?

[laurajdickson@yahoo.com](mailto:laurajdickson@yahoo.com)  
[rosebusta@gmail.com](mailto:rosebusta@gmail.com)



# July 4th

## Word Search Puzzle

D	E	C	L	A	R	A	T	I	O	N	Y	Y	C
C	T	J	V	K	H	I	S	T	O	R	Y	Z	W
L	H	C	T	R	X	A	F	R	E	E	D	O	M
L	L	I	B	E	R	T	Y	U	O	R	N	A	X
H	Y	S	C	P	R	I	D	E	I	P	S	S	X
W	T	V	A	Y	A	E	N	O	K	N	W	U	R
S	B	M	G	N	J	U	L	Y	D	A	U	M	G
E	N	E	O	F	A	M	I	L	Y	T	G	M	F
F	I	R	E	W	O	R	K	S	W	I	L	E	C
G	R	N	I	Y	B	V	B	J	Q	O	O	R	D
H	G	A	T	M	I	M	L	N	Z	N	D	R	I
Q	T	E	P	A	T	R	I	O	T	I	S	M	E
I	N	D	E	P	E	N	D	E	N	C	E	G	M
W	Q	D	C	B	O	O	U	U	V	E	E	L	M

FIREWORKS  
HISTORY  
JULY  
PRIDE

LIBERTY  
DECLARATION  
FAMILY  
INDEPENDENCE

NATION  
SUMMER  
PATRIOTISM  
FREEDOM

# JULY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Independence Day 	5	6	7	8 Summer Concert Series	9
10	11	12 ARC Meeting at 7:00pm	13	14	15	16
17	18	19 Board Meeting 7:30pm at Clubhouse	20 Rock Painting Event 3:30pm at Clubhouse	21	22 Summer Concert Series	23
24	25	26 ARC Submittal Deadline for August 12th Meeting	27	28	29	30
31						

# THE MARKET IS SHIFTING

When selling, the power of the brokerage and the team you hire will make all the difference. **Experience matters now more than ever.**



## ONE

of the largest Independent Residential Real Estate Brokerages in the US

## \$51.2B

in 2021 Sales

## 59,550

Total Transactions in 2021 Nationwide



## PARTNERSHIP

Allows global reach of your listing

## BRADFELDMAN GROUP

AT DOUGLAS ELLIMAN REAL ESTATE

## 31

Number of Transactions YTD

## \$2,377,000

Avg. Sales Price YTD

## 107.4%

Avg. Sales Price/List Price Ratio YTD

## 16

Avg. Days on Market YTD

CONTACT US WHEN YOU'RE READY TO **MAKE YOUR NEXT MOVE**

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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

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## Mudd Industries, Inc

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