

July 2023



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter

Summer Sunset at Gallup Park



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INSIDE: Summer Concerts • Election Results • Security Services • The Watering Hole

The Godfrey Group

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30 Via Jacobea, San Clemente

SOLD - \$1,300,000



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★ CLASS OF ★
2023
CONGRATULATIONS
Graduates

Spotlight on Laguna Hills High School Alumni:

Come support Vedder's Organic Ice Cream in San Clemente this summer! We are a natural ice cream, made with a nondairy milk, no gluten and no refined sugars. A portion of our proceeds goes to the Michael J. Fox Foundation for Parkinson's Research. We hope to see you at Vedder's!

Please check out our Instagram for more information @vedderssweets

111 W. Avenida Palizada #202, San Clemente, Ca. 92677

www.vedderssweets.com

Summer of Fun Activities:

Sawdust Art Festival • June 30th - September 3rd

Handcrafted art by Laguna Beach artists, 3 stages of live music, complimentary art classes, glassblowing, art demonstrations and a variety of outdoor dining and saloon offerings- set in a unique artist village in the heart of Laguna Beach.
sawdustartfestival.org

OC Fair • July 14th - August 13th

Advance ticket purchase is required as a limited number of admission tickets are available for each day. Choose your days and plan your summer!
ocfair.com/oc-fair

Orange County Zoo
ocparks.com

Wild Rivers Water Park in Irvine
wildrivers.com

WheelFun Rentals @Irvine Park
wheelfunrentals.com

HAPPY
4TH
OF July



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Board of Directors

Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
Joyce Taylor	SECRETARY
John Park	CO-TREASURER
Holly Permeah	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.

Renovation
Studio 6 Architects will find
New Construction
your dream a home.

Studio 6 ARCHITECTS

Architecture + Planning
949.388.5300
studio6architects.com

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 **July 18, 2023** and will be held at 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 6:00 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

DIRECTORS MESSAGE

A TIME FOR CHANGE

By Loree Blough



Well, we have just finished our 2023 NGR election. I am sad that we will be saying goodbye to Paul Holland as a Board Member. Paul served on the Board for seven years.

I first met Paul at an Emergency Preparedness Expo in Gallup Park. We had been up since 5:00 in the morning setting up for the event. At 3:00 PM when we began to clean up, I was hot, sunburned, and tired. As I began breaking down the sound system, Paul (a total stranger to me) asked if he could help clean up! He soon told his family to go home without him & went with me to the office to unload everything! What a great guy! We became friends and he later ran for the Board. Paul has been a GREAT Director. He always plays Devil's advocate to be sure that we consider

every aspect of a decision. He is our IT guy, looks up questions as they occur & makes sure that everyone feels heard. Paul has stepped down from the Board & he will be greatly missed!



On the bright side we welcome a new member to the Board, Holly Perme. Holly is an avid Equestrian, with a big passion for all animals. She is smart caring & loves our community. I think she will bring a fresh perspective and new talent to our existing Board that is working well together.

I will be proud to serve again with the existing Board of Mark Fisk, John Park, Joyce Taylor and now Holly. It is a great group of people who really care about our community & have its best interest at heart.



Loree Blough, Mark Fisk, Paul Holland and John Park
Loree, Mark and John congratulating Paul on a job well done!



**"Here's to a great year!
I am excited to see what
we can accomplish!"**

See you around the Ranch!

NELLIE GAIL S.M.A.R.T.

24-Hour Mobile Patrol Services - Introducing Superior Protection Services CA



Superior Protection Services has been retained to perform 24-hour mobile patrol, services to the Nellie Gail Ranch community effective **August 1, 2023**. The contract with Allied Universal, who have performed services since April 2020, was not renewed following an evaluation of services and feedback received from the recent Security Community Workshop and Security Town Hall meetings. The scope of work to be performed by **Superior Protection Services** will include dedicated 24-hour, 7 days per week, mobile patrol services for the Nellie Gail Ranch Owners Association streets and recreational facilities including Clubhouse, Swim, Tennis, Parks, and Equestrian facilities to provide an observational presence and to act as a deterrent to criminal activity. The services were re-bid with four (4) companies which were reviewed by the Nellie Gail Ranch Security Committee. Proposals ranged from \$20,115 to \$29,473 monthly. The Committee recommended, and the Board approved, retaining **Superior Protection Services** to perform this service at a monthly cost of \$23,500. This represents an expense of \$50.10 per homeowner per quarter or \$16.70 per homeowner per month up from \$14.30 last year. **Superior Protection Services**, located in Commerce, CA, has been in business for 25 years and “sees the Nellie Gail Ranch community as a great fit” especially since their Vice President was the former Director of Security for 16,000 residents at Laguna Woods Village. The company has 500 employees, and clients in every market segment. Contact information will be provided to homeowners upon commencement of services.



ELECTION RESULTS

MEET YOUR 2023-2024 BOARD OF DIRECTORS

The Nellie Gail Ranch Owners Association annual meeting was held Wednesday evening June 14th via Zoom. Congratulations to **Loree Blough** and **Holly Permeh** who were elected to serve on the Board through June 2025. Loree and Holly join incumbents **Mark Fisk**, **John Park** and **Joyce Taylor** as your Nellie Gail Ranch Board of Directors.



Mark Fisk
(President)



Loree Blough
(Vice President)



John Park
(Secretary)



Holly Permeh
(Co-Treasurer)



Joyce Taylor
(Co-Treasurer)

The ballot measure regarding mobile patrol security passed with **203 votes** in favor of continuing 24-hour mobile patrol services. The current agreement with Allied Universal will not be renewed. However, consistent with the membership vote, the Board has approved a contract with Superior Protection Services to begin 24 hour mobile patrol services August 1, 2023.

The Inspector of Election Report is provided to share the number of votes received for candidates, write in votes and the special ballot measure options.

Thank you to the **529 homeowners** who submitted ballots and participated in the election process. This represents **38%** participation as compared to **36%** in 2022 and **41%** in 2021.

**NELLIE GAIL RANCH OWNERS ASSOCIATION
REPORT OF INSPECTORS OF ELECTION
ELECTION OF DIRECTORS**

I, Maria Neuzil, the duly appointed Inspector of Election at the Adjourned Annual Meeting of the Nellie Gail Ranch Owners Association, a California, nonprofit, Mutual-Benefit Corporation, held on June 14, 2023, do hereby report as follows:

- The number of members in good standing and entitled to vote on matters reported below was 1,405.
- In accordance with the Bylaws, I determined that a reduced quorum of 25% of the voting power was reached.
- I reviewed the registration and all ballots received.
- I received 529 valid, signed ballot return envelopes containing 529 ballots.
- I received an additional 20 ballot return envelopes; one (1) was signed by a non-member and 19 were received unsigned and were therefore invalid.
- I determined the authenticity, validity, and effect of each of the ballots.
- I determined all challenges and questions in any way arising in connection with the right to vote.
- The two (2) candidates receiving the highest number of votes will serve for a two (2) year term until the 2025 Annual Meeting. There was also one (1) vote regarding the mobile patrol services. I counted and tabulated the votes as follows:

<u>CANDIDATES</u>	<u>VOTES</u>
Loree Blough	388
Holly Permeh	380

<u>WRITE-IN CANDIDATES</u>	<u>VOTES</u>
Arthur Flores	1
Stephanie Levin	1
Ken Cheng	1
Dr. Tony McCanta	1
Debbie Renshaw	1
Raven Schachrol	1
Reginald Arvizu	1
Jim Orlando	1
Meghan Weichert	1
Phil Cellen	1

<u>DIRECTORS ELECTED</u>	<u>TERM</u>
Loree Blough	2025
Holly Permeh	2025

<u>SPECIAL BALLOT MEASURE (FAILED)</u>	<u>VOTES</u>
Yes – Continue	203
Yes – Revise	76
No – Discontinue	86
No – Discontinue & Add Cameras	143

I hereby certify and declare that I have conducted the election/vote with fairness to all Members; I have performed my duties impartially, in good faith, to the best of my abilities and as expeditiously as possible, and that the count of ballots and the information contained in this report and certificate is accurate in all respects to the best of my knowledge.



Maria Neuzil
Inspector of Election

MINUTES

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

TUESDAY, APRIL 18, 2023

I. CALL TO ORDER

Action: Received and filed the reports.

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

B. REPORT ON STATUS OF CC&R AMENDMENT BALLOTING

DIRECTORS PRESENT

Mark Fisk
Loree Blough
John Park
Joyce Taylor (via Zoom)

DIRECTOR ABSENT

Paul Holland

The Inspector of Election received a total of 778 valid signed ballot envelopes. A total of 1,055 votes in favor were required to pass the proposed amendments.

Both amendments failed with votes as follows:

· Article IX, Section 10 (Adding rental restrictions, including the ability to adopt reasonable fines.)

In Favor – 685

Opposed – 92

Abstain - 1

MANAGEMENT

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

· Article XIV, Section 5 (Revising future amendments to the Declaration to be approved by affirmative vote of 50% of the members.)

In Favor – 525

Opposed – 250

Abstain - 3

II. CONSIDER HOMEOWNER APPEAL TO REQUEST SIGN-OFF ON NOTICE OF COMPLETION

Motion: Park

Second: Fisk

Resolution: To deny the homeowner appeal requesting sign-off on the Notice of Completion as the improvements as built were not completed per plan and the ARC review was consistent with its review policies.

The motion carried unanimously.

A draft city ordinance restricting advertisement and short term rentals of property is pending the second reading and adoption at the April 25, 2023 City Council Meeting.

III. HOMEOWNER FORUM

There were three (3) homeowners present.

V. CONSENT CALENDAR

IV. REPORTS TO MEMBERS

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

A. EXECUTIVE SESSION REPORTON MARCH 16th AND MARCH 21, 2023 MEETINGS

Motion: Park

Second: Taylor

A. CONSIDERATION OF APPROVAL OF MARCH 21, 2023 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated March 21, 2023 as presented.

B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2023 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2023.

The Consolidated Balance Sheet reflects \$3,134,925 in reserve funds, \$1,640,200 in operating funds, \$8,400 in Petty Cash, and \$732,434 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,515,958.

Year to date Assessment Revenue totals \$1,274,955 compared to the budgeted \$1,437,954.

Year to date Total Consolidated Revenue is \$2,401,550 compared to the budgeted \$2,494,980.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$191,257) compared to the budgeted decrease of (\$168,653). Consolidated Net Income year to date prior to adjustments for depreciation is \$58,256 compared to the budgeted of \$183,268. Year to date reserve funding is \$259,245 compared to a budget of \$252,300. The variance is reserve interest income.

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

Resolution: To report the April 18, 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	\$2,989.20	\$4,439.30

Delinquency Statistics for the Open Session Minutes:

· There are two (2) past owner delinquency with an assessment balance of \$996.40.

· Sixty-three (63) current owner past due delinquencies total \$48,784.85 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 1.9% of the annual assessment budget.

D. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE ALTERNATE

Resolution: To approve appointment of Nellie Gail Ranch Member Lauri Delson to serve as an Alternate Member of the Architectural Review Committee through January 31, 2024, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

The motion carried unanimously.

End of Consent Calendar

VI. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE MOBILE PATROL SERVICES

Motion: Blough
Second: Park

Resolution: To approve the ballot measure statement for mobile patrol security.

The motion carried unanimously.

B. REVIEW OF POTENTIAL PROJECTS AND PRIORITIES

Action: Reviewed and filed potential future projects, priorities and budgets.

MINUTES - CONTINUED

C. CONSIDERATION OF PURCHASE OF FOUR KITCHEN SHELVES

Motion: Park

Second: Fisk

Resolution: To approve the purchase of four (4) kitchen shelves.

Ayes: Fisk, Park, Taylor

Nays: Blough

The motion carried.

VII. REPORTS

The following reports were received and filed by the Board: Amendment to CC&R's – Inspector of Election Report, Architectural Review Committee Reports, Community Events, Communications Report, EPC, Equestrian Center Managers Report, Equestrian Committee Report, Solar, Quezada Landscape Report, Swim, Tennis / Pickleball Center, Trails & Common Area,

VIII. CORRESPONDENCE

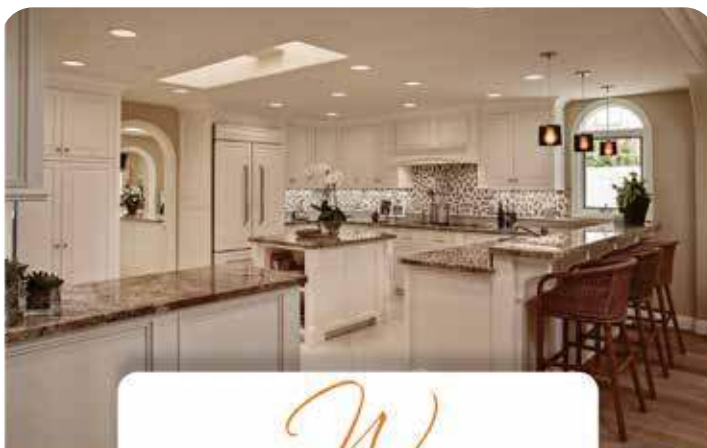
Action: Received and filed.

IX. NEXT MEETING

The next Open Session Board of Directors meeting is scheduled for Tuesday, May 16, 2023 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.



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info@quezadaprolandscape.com**

ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the **ARCHITECTURAL REVIEW COMMITTEE ON JUNE 3, 2023**

The Submittal Deadline for the **August** ARC Meeting is: **July 25, 2023.**

ADDRESS	PROJECT	RESULTS
25541 Rangewood	Hardscape/Landscape	Denied
25291 Stageline	Solar	Approved with Conditions
27196 Lost Colt	Solar	Approved with Conditions
26212 Hitching Rail	Solar	Approved with Conditions
26392 Houston	Addition to house	Approved
27792 Hidden Trail	Addition to house	Approved
27662 Fargo	Solar	Approved with Conditions
27763 Hidden Trail	Hardscape/Landscape	Approved with Conditions
25052 Farrier	Fencing	Denied
26191 Bridlewood	Solar	Approved with Conditions
25251 Derbyhill	Windows	Approved with Conditions
27551 Boothill	Resubmittal Aux structure, hardscape	Approved
25232 Rockridge	Painting	Approved with Conditions
25311 Abilene	Solar	Approved with Conditions
26182 Oroville	Resubmittal solar	Approved with Conditions
27501 Boothill	Hardscape/Landscape	Approved with Conditions
26432 Broken Bit	Resubmittal House, Landscape	Denied
25462 Nellie Gail	Windows	Approved with Conditions
27582 Gold Dust	Solar	Approved with Conditions
25532 Rapid Falls	Resubmittal hardscape	Denied
25221 Mustang	Windows	Approved with Conditions
25961 Glen Canyon	ADU	Denied
25961 Glen Canyon	View Obstruction	Approved
25152 Stageline	Windows	Approved with Conditions
25032 Farrier	Solar	Approved with Conditions
25102 Buckboard	Paint, Windows	Denied
25296 Gallup	Retaining walls, steps	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.

THE WATERING HOLE

WHERE NEIGHBORS GATHER

Come down to The Watering Hole, where neighborly fun awaits you. Step inside, and you'll likely spot familiar faces or strike up conversations with new acquaintances. Our establishment offers a delightful array of dinner specials and events, ensuring there's something to suit everyone's taste. Join us for Taco Tuesday, where savory tacos steal the show. On Burger and Brew Wednesday, indulge in juicy burgers paired with your favorite brews. Test your knowledge on Trivia Thursday (check our schedule for specific dates) and compete for exciting prizes. And on Friday nights, immerse yourself in the vibrant atmosphere of live music performances (check our schedule for specific dates). The Watering Hole is the place to be for an unforgettable time filled with great food, great company, and endless fun.



BREAKFAST

HOURS: 10AM-12PM

Bowl of Oatmeal 5.95

Warm oatmeal, berries and brown sugar

Eggs, Bacon & Toast 8.95

2 eggs (any style), bacon, and choice of toast

Bagel & Cream Cheese 4.95

choice of sliced bagel, side of cream cheese

Breakfast Burrito 9.95

Eggs, onions, bell peppers, shredded cheese, and choice of meat served with house salsa

Avocado Toast 9.95

2 slices of your choice of bread, toasted and topped with fresh avocado

Enjoy one of our smoothies or espresso-based coffee drinks!

LUNCH

HOURS: 12PM-2PM

Cheese Quesadilla 10.95

Grilled and served with salsa and sour cream

Hummus Plate 12.95

Loaded with hummus and raw vegetables

Coconut Shrimp 12.95

Deep fried and served with cocktail sauce

Grilled Cheese 8.95

Grilled with tomato on choice of bread

Tuna Melt 11.95

with cheddar, lettuce and tomato

Bacon-Wrapped Dog 10.95

Hot dog wrapped with bacon; served with fries

Turkey Club or Wrap 13.95

Bacon, avocado, lettuce, tomato, and mayo

Cuban w/fries 15.95

Roasted pork loin, swiss cheese, pickles, mayo & mustard; served with fries

Sliders (2) w/fries 15.95

Grilled grass-fed beef; served with fries

Bread choices: sourdough, 9-grain, ciabatta, tortilla wrap, or gluten-free wrap

Fish Tacos (2) 13.95

Grilled or battered white fish on corn tortillas

Fish Burrito 16.95

Battered white fish with cheese, chipotle slaw and avocado on flour tortilla

Street Tacos (2) 7.95

Choice of chicken, beef, or carnitas; served with onions and cilantro

Teriyaki Bowl starting at 13.95

Choice of rice or quinoa

Choice of chicken, beef, or carnitas

Garden Salad 8.95

Side salad with tomatoes, onions, carrots, and cucumbers (with chicken +3.00)

Chicken Caesar 12.95

Grilled chicken on Romaine lettuce with Caesar dressing, parmesan and croutons

Chicken & Arugula 14.95

Grilled chicken, quinoa, sun-dried tomatoes, cucumbers, onions, and feta cheese

Wedge with Chicken 14.95

Iceberg wedge topped with grilled chicken breast, bacon, blue cheese dressing and crumbles, hard boiled eggs, and red onions

RESERVATIONS

(949)

524-0527



HOURS

MON: 10AM-2PM

TUE-THU: 10AM-2PM
4PM-9PM

FRI: 4PM-9PM

SAT: 10AM-9PM

SUN: 10AM-7PM

ASK
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SERVER
ABOUT
OUR
DINNER
SPECIALS
AND
WEEKEND
BRUNCH!

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Prices and menu items are subject to change without notice.

20% Service charge for groups of 6 or more.

Consuming raw or uncooked meals, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness, especially if you have certain medical conditions.

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.

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. Have a great July and Happy Birthday, America!



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

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📍 28206 Airoso St. Rancho Mission Viejo, CA 92694





IT'S TIME!

✓ **SUMMER SPORTS CAMP**

Registration Ongoing

✓ **SUMMER SWIM TEAM**

Registration Ongoing

✓ **SUMMER SWIM LESSONS**

Registration Ongoing

SUMMER CONCERT SERIES 2023



*Gallup Park
Live Music
Food Trucks*

A private event for Nellie Gail Ranch families and friends. Bring your chairs and an appetite!



Friday 7/7 @ 7pm
RHYTHM KREWE

R&B, SOUL, JUMP SWING, BLUES & ORLEANS JAZZ



Friday 8/4 @ 7pm
REDNECK RODEO

TOP COUNTRY HITS FROM SIX DECADES

Contributing Sponsor: BRAD FELDMAN GROUP



Friday 7/21 @ 7pm
NELLIE GAIL'S GOT TALENT

COMMUNITY MUSIC TALENTS SHOWCASE

Contributing Sponsor: TATE | LAMOTT GROUP



a NELLIE GAIL RANCH MUSIC FESTIVAL

Saturday 8/19 @ 4pm
WOODSTOCK FESTIVAL

1960s MUSICAL TRIBUTES

Contributing Sponsor: BRAD FELDMAN GROUP

For more information, call 949-425-1477 or visit www.nelliegailranch.org/events



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Marty Samuel
(949) 643-1321



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

melody@avreklaw.com

949-997-0593



Dear Nellie Gail Residents,

Don't Suffer in Silence! Get the Compensation You Deserve!

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Our team of experienced personal injury attorneys understand the complexities of car accident cases and know how to fight for your rights. We have helped countless clients recover the compensation they deserve for medical bills, lost wages, and other damages. Here are some of our most recent results!

6/1/2023 Auto vs. Auto \$1,250,000.00

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Remember, accidents can happen to anyone. But if you or a loved one has been injured, your neighbor, **Melody Parman** is here to help. Avrek Law Firm specializes in all types of injury cases, big or small. Contact us for a free case evaluation at **949-997-0593**. Stay safe and have a great day!

Sincerely,

Melody Parman, Esq.

Disclaimer: Settlements or Verdicts depend on many factors of each case. The outcome of a particular case cannot be predicted upon past results as each case is different and must be evaluated on its own. We cannot guarantee any particular result.

WORK AROUND THE RANCH

A new perimeter fence has been constructed at the Nellie Gail Ranch Equestrian Center's upper arena. This fence serves as a valuable addition, effectively preventing the arena footing from being pushed out and ensuring a more secure and stable riding surface for equestrians.



We have also updated the Upper Pipe stalls with an automatic fly spray system. In addition, all our barns now feature automatic fly spray systems operating on timers, providing optimal fly prevention measures. This is especially crucial in light of the ongoing outbreak of Vesicular Stomatitis Virus (VSV) in California.



We have also added Bird's eye gravel, which will be spread around the barn walkways to enhance their functionality and aesthetics. Additionally, we are resurfacing the D barn aisle with DG (decomposed granite) for a fresh and improved look.



Also, Hayden Clarke has given our jumps a fantastic makeover, providing them with a fresh new look. With their artistic touch, the jumps now boast vibrant colors and eye-catching designs, adding an exciting element to our equestrian facility.



GUIDELINES FOR VSV PREVENTION THAT YOU CAN DO TO HELP YOUR HORSE & OTHERS AT NGR:

1. Remove all feed buckets and trays that have food particles from the stalls (flies are attracted to food).
2. Keep your area CLEAN and remove any unnecessary food containers that will attract flies.
3. Throw away all trash and keep trash lids closed.
4. Do not store manure pitch forks, manure carts etc. in proximity to your stall as they attract flies.
5. Use fly spray and fly protectant gear (fly sheet, fly mask etc.).
6. Ask your veterinarian about food supplements that help prevent flies (ex: garlic)
7. Clean your saddle pads and equipment and store them in your trunks.
8. Avoid placing grain balls or any type of treat/toy that will attract flies to your horse's stall.

*VSV is transmissible to humans and causes flu like symptoms for 2 weeks. *



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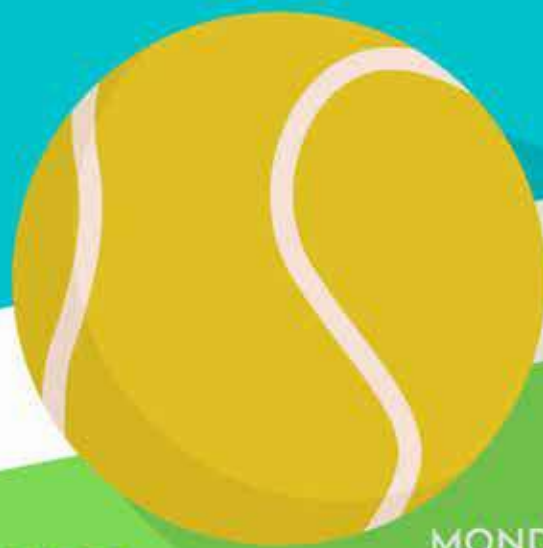
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(5- 8 Years)

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Members - \$195

Non-Members - \$210

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(9 years+)

10.30am - 3pm

Members - \$210

Non-Members - \$225

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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SUMMER CONCERT SERIES 2023



TOTALLY RAD CONCERT!

THE REFLEXx performed the greatest hits of Classic Alternative and New Wave on June 9th. Their setlist ranged from the megahits of Depeche Mode, INXS, Tears For Fears, Duran Duran, and The Cure to hit singles like The Safety Dance, Send Me An Angel, Major Tom and so many more. They brought back memories of watching MTV or listening to KROQ. The crowd sang out loud! The dance floor was packed all night! And special thanks to our generous contributing sponsor, ANVIL REAL ESTATE/MELODY SMITH & ASSOCIATES, for the free beer, wine, and glow sticks! It was a totally awesome night, for sure!

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Nestled on one of the most coveted cul-de-sacs, this Nellie Gail Ranch estate exudes the style and sophistication that is synonymous with this prestigious community. From the street and upon entering the home, there is an immediate feeling of a custom quality and timeless architecture. Incredibly well updated and maintained, featuring remodeled kitchen and bathrooms throughout. The functionality of the floorplan cannot be understated, with 5 large bedrooms, large bonus room, office/study and 6 bathrooms. Notable updates include a full roof replacement, newer HVAC, new pool surface. Outside features a private gated entrance and artificial grass in front and residing in the back is the pool/spa, large deck, and amazing outdoor room with large brick fireplace, TV, heaters, and all of the features and appliances for entertaining. Spacious lot has access to the equestrian trail. Truly a one-of-kind home that has been meticulously maintained and is move-in ready!



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SUMMER CONCERT SERIES 2023



Nellie Gail Ranch residents and guests were ready for some surf music at our second concert of the season on **Friday, June 23**, and **CATCH A WAVE** did not disappoint! Backed by a gorgeous sunset and harmonizing to a packed dance floor, this tribute band entertained us with a variety of classic Beach Boys hits.



Contributing Sponsor, **ANVIL REAL ESTATE/MELODY SMITH & ASSOCIATES**, was generous with the **FREE** beer, wine, and glow sticks for the kiddos. It was a fun-filled, family night!



The lines were continuous to get some good eats from **Cousins Maine Lobster**, **Messi Burgers**, **The Cake Plug**, and **The Watering Hole**.



TEAM DARKHORSE

A WEEKEND TO REMEMBER

By Karen Robbins

Memorial Day Weekend (even when chilly!) heralds summer with barbecues, beach trips and gatherings with friends and family. For Laguna Hills it is also the annual Memorial Day Half Marathon, 5 and 10K race which draws runners from across the southland, and gives all who attend a chance to commemorate.

The residents of Nellie Gail may remember that the Laguna Hills race, inaugurated in 1999, was re-named in honor of the city's "adopted" 3rd Battalion, 5th Marines (nicknamed "Darkhorse"). The City Council's vote to do so followed the Battalion's 2010 deployment to Sangin, Afghanistan. There the Marines were tasked with clearing the area of terror and violence; allowing local Afghan villagers to safely conduct their lives, and schools to re-open where both boys and girls could attend. This the Marines did, but at the cost of 25 Marines KIA, and over 200 wounded.

2010 was also the year Team Darkhorse was incorporated as an all-volunteer 501(c)(3) with its mission to provide encouragement, support and comfort to the city's adopted Battalion. In spring of 2011, at the suggestion of then-Chairman Mike Bland, the City voted to name the race in honor of the Battalion just weeks after they had returned from Afghanistan. Team Darkhorse set up a welcome booth at the EXPO following the race, and offered to register and sponsor Marine runners. Darkhorse Marines, only recently returned home from Afghanistan, responded in great numbers to run alongside civilians in memory of their fallen brothers.

In 2013 Team Darkhorse invited a wounded combat veteran, Corporal Josue Barron, to serve as Grand Marshal of the race. He was one of many Darkhorse amputees working hard to recuperate from injuries.

In 2014, Team Darkhorse contacted family of each of the 25 Marines killed in action to ask if they would like us to honor their loved one with a banner. They all did. With the photos they entrusted to us, and

with help from donors, 25 large tribute banners were created which line the race route each year. Many of the family members came out to run the race, from as far as Mexico, Arkansas and the East Coast. Of those, many have become friends, and a number of them return each year to honor their Marine.

Also that first year the Marine Battalion offered to come up with a Static Display composed of vehicles, weaponry, and staff which was a popular opportunity for citizens to interact with the Marines, and Marines to interact with our community. The Marine volunteers who manned the display gave up their holiday to come participate. We are told that this is such a popular event for the young Marines, that more each year more want to volunteer than can be accommodated.

Our committee also made the decision in those first few years to invite the veterans, Gold Star families and Command Team to a casual, pot luck dinner in one of our members' Nellie Gail homes the night before the race. We learned from one of the Command team that this was unique and greatly appreciated because it brought together past and current Darkhorse Marines, together with families of fallen Marines, in a way that the Marine Corps does not. Once Marines transfer out of one unit to their next assignment, they often separate from good friends into distant places, without a home base to regroup. The Marines told us we had provided this for them. They appreciated it. Gratefully, we have maintained these traditions.

This year's Grand Marshal was Captain Cameron West. This year the race, which had been cancelled, then modified, and finally re-instated post COVID once again drew more than 3,000 runners. Silver Star recipient Cpl Irving Cenicerros' Gold Star parents, sister, brother, nieces and nephews, flew in from Mexico and Arkansas to run once more, as did the family of LCpl Joey Lopez-Pratti. And 5 of the past Grand Marshals returned as well — happily now with



spouses and young children and active, interesting lives. These young men by their presence and example, illustrate and remind us to live lives worthy of the sacrifices made by others — with honor, strength and conviction.

We thank all of you who either ran the race, came out

to the EXPO, have ever donated to our cause, or even if your part is to understand the reason for the road closures each year, we appreciate you!

Semper FI!

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

WITH GRATITUDE HOME SWEET HOME

By Karen Robbins

This is a special thank you and shout out to our Nellie Gail Ranch neighbors, community, HOA and new community at the WATERING HOLE!

Our article and photos on these pages describe events surrounding Memorial Day in Laguna Hills, all of which are made possible (and none would be possible) without the support of so many in our community (you all know who you are!).



We have been allowed to set up collection boxes for toys at the Holidays (which are filled often and generously!); collection boxes for baby showers (also overflowed); and most recently we were treated generously and graciously by Karyn Philippsen, her chef and crew at THE WATERING HOLE.

As described in our article, each year members of TDH host a pre-race dinner for the Marines. This is NOT a fund raiser nor is it funded by donor funds — rather it is a dinner hosted and provided or paid for by our members as a welcome dinner to out of town Marines, veterans and guests. In the past years it was small enough, and one of our members' homes large enough, to have it in a private home. Over the years this has grown, and a few times we met in the Laguna Hills Community Center.

This year, when I inquired of Karyn Philippsen at The Watering Hole about the cost and feasibility of holding the event there, she was more than willing,

accommodating and fair to us — by working together to create a reduced cost taco buffet that was delicious, and affordable for TDH members to host. The evening was lovely and the ambience was as warm as someone's home. Perhaps the most moving moment of the night was when Commanding Officer LtCol Jerome Greco spoke. Lt Col Greco has almost 20 years of service, has been on multiple deployments, including combat deployments, and has been stationed in Hawaii, Virginia, Minnesota, Japan, UAE on land and sea. His words were sincere and reverential toward Laguna Hills, our hometown and now, he feels, his.



"For nearly one hundred years after this Battalion was founded, in 1917, the Battalion itself had no home. Yes, it is now based at Camp Pendleton, but the Battalion does not serve as a hometown. Once Marines depart from 3/5, and go on to other units, places or leave the Marine Corps, there is not one place where they can come back "home" together with their fellow Darkhorse brothers. But, now, for the last 12 years, Darkhorse has a home — Laguna Hills. I can say with confidence that the Marines now all know that they can come to Laguna Hills on Memorial Weekend and find their brothers. They will find families of the fallen. They will be welcomed by the City Council and neighbors and friends. We are ever thankful and grateful for this town. None will ever forget. Laguna Hills IS Semper Fi."



THE MEANING OF MEMORIAL DAY

written and delivered by Capt Cameron West at the Memorial Day Half Marathon EXPO following the race

Hello everyone. It is a true honor to speak on this Memorial Day at today's event in remembrance of the warriors of 3rd Battalion, 5th Marines that made the ultimate sacrifice for us all...along with all the brave men and women who have given their lives since this nation's beginning.

I would like to thank Laguna Hills and the council that have worked so diligently in putting this race of remembrance together, not just for this year, but every year since the hard fought deployment in 2010. Laguna Hills stood by 3/5 as they marched off to war and they still stand with us today.

When asked by the council if I would accept the honor of being this year's Grand Marshal...and speak at today's race I was flooded with my own personal appreciation of the sacrifices that were made and the lives that were laid down so that we, as Americans, could continue to live free and without fear from terror. Then, I started to wonder who would be present in the crowd, who would hear my words, and what impact would they have? So that is why now, I'd like to speak specifically to some of you people that are here with us today.

First, I would like to address the new friends that are present. You are the folks that do not have a direct connection to 3rd Battalion, 5th Marines, you do not have a direct connection to a United States Marine, the Marine Corps or a fellow serviceman, you do not have a connection to the council, and you were not involved in organizing for today's events, but still you are here. You fought traffic, you found parking, and you made it here today for the simplest of gestures, to remember those who allow us to live free and to show gratitude to these men who sacrificed their lives. To you I say thank you. Many times servicemen or veterans are asked "why did we serve?" My response has always been "for my family, for my friends and for the strangers that I haven't met yet".

This includes you. Your presence here today is proof these men did not pass in vain, by being here today you honor their sacrifice, you honor their families,



you honor their lives, and you honor the lives they lived.

Second, I would like to speak to the war fighters, past and present, that are here on this Memorial Day. This nation was built by many different groups of men and women from all walks of life for the past 247 years, but there is one group that has always answered the call when the lines were drawn in the sand and needed to be held. Those lines were held by the brave men and women in conflicts all across the globe for all these years. And for those modern day warriors that are here today, but no longer wear the uniform, I must tell you, your job is not done, your time to rest is not now. We need you carrying the guidon forward in the next chapters of your life. We need you to be the leaders in your community that continue that selfless service to your neighbor; we need you to teach those that want to learn by sharing the wisdom you have gained, along with the lessons you have learned; we need you to be the example to the next generation of young people, so they can one day carry on the torch and be leaders in their own communities; and we need you to strengthen the relationships you hold so dear in your

TEAM DARKHORSE



life, by always striving to be a more compassionate human to those you love. Whether you are a son or daughter, husband or wife, father or mother or one of the most important titles of all, a friend. I have learned one thing in life, "A man is measured by how much he Loves." You men and women warriors are giants among us. Love with the heart of a giant. Your time of rest will one day come, but that day is not today.

And to the Gold Star families present here today. There are no words or gestures I or this nation could ever do to fill the hole left in your heart. As your loved ones passed, so did a piece of you.

Your loss and your pain is immeasurable and we are all in debt to you and your families. But I do ask one thing from you, stay connected to those who served alongside your brave heroes. For your heroes touched each and every Marine and serviceman they served beside, and left a piece of them with us to carry on. Our memories and their stories must be retold to those who will listen. "A man dies twice in this world, first in the flesh, and second when his name is said aloud for the last time." These brave men's names and their stories will be said aloud for as long as we live.

You may ask yourself, "a Memorial Day speech that addresses those that are still living?" A speech that says thank you to new friends that have made the trek here today, a speech that gives marching orders to those warriors no longer in uniform, and a speech that honors the Gold Star Families but humbly admits our debt to their lost loved ones can never be repaid.... But what about those that are gone?

Their sacrifice was the greatest possible in this mortal life. They laid down their lives for the love of their brothers and sisters and for those they cherished back home. They forfeited everything they had, and everything they were ever going to have. They have missed birthdays and graduations, baby showers and births. They will not have the opportunity to get that new promotion at work or travel to a new place to see old friends. They will never grow old. But they are not gone! While they were here they

burned a part of their soul into ours. They are with us in every breath. They are with us while we drive our kids to school, they are with us while we coach little league baseball, and they are with us while we sit in solitude.... But, they also walk among us.

Behind me sits an 8 year old girl named Ella James West. Her brave mother gave birth to her over the course of 23 hours of 2 minute contractions. For you men that don't know, just look around and catch another brave mother's eye and then you'll realize that was no easy task.

Four years after a warrior named James Boelk fell on the battlefield, this little miracle behind me was born. She came into this world with a warrior spirit, carrying a warrior's name. All three of my children are named after Marines that are now guarding the gates of heaven. My three are only a few of so many children across this country that carry the names of these brave men. These children will carry on their names for another lifetime. This is a true testament as to, not how these men died, but how they lived.

So now we must all decide what is the payment we should give to those that will never grow old. The payment is this. It is to not only live a life worth living for ourselves, but to live a life worth living for all of them. We must put in twice the effort we would have, we must go twice the distance, and we must love twice as much. We

must strive to become the best versions of ourselves. We must live, we must live for those who cannot.

In closing, I do have a confession to make, the speech you just heard are not my words, I am, but the messenger. The words spoken to you today are what these men would tell all of us if they had the voice to do so. To the new friends, they would say "welcome", to their fellow warriors they would say "you have work to do... you must continue the fight against the odds...you must live life with strength, love and compassion" and to their families they would say "we will meet again, even if off on some distant shore", and to us all, they would sing "live, live for us all" If we make that choice, and follow that path, these great men, will Live Forever"

THE WATERING HOLE

WHERE NEIGHBORS GATHER

25281 Empty Saddle Drive – Laguna Hills, CA 92653

Searching for the right venue to celebrate a private event? The Watering Hole Restaurant is the perfect location! Located at the Nellie Gail Ranch Tennis & Swim Center, Nellie Gail Ranch Association homeowners and Club members have exclusive use of facility rental. Reservations are a minimum of five (5) hours (inclusive of setup and cleanup) and subject to negotiating food and beverage service with The Watering Hole concessionaire. Homeowners and Club members may reserve the facility up to six (6) months in advance. The Watering Hole Restaurant has hosted a number of events such as birthday parties, baby showers, anniversaries, bridal showers, and holiday themed events. The Hideout Room located behind the Bar is also available for rental for smaller more intimate events and meetings. For facility rental information, contact Justin Myers at 949-524-0527 or Thewateringholeng@gmail.com.

Scan the QR Code below to view the Restaurant Rental Policy and fees.

The Watering Hole
Rental Policy QR



The Hideout
Rental Policy QR



EMERGENCY PREPAREDNESS

FIRE PREVENTION AND RESPONSE

By Dr. Kenneth S. Cheng

The recent heavy rains we have experienced in are a tremendous benefit for our water reservoirs, but will also lead to heavy brush growth on our hillsides, and ultimately, and increased fire risk for our community. 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) 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:

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

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 remove 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 can follow these recommendations, it will provide 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>

EMERGENCY PREPAREDNESS

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."

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.



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JOIN THE GLEAM TEAM,

A dynamic group of passionate and amazing individuals dedicated to supporting Illumination Foundation. The Glean 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.

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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

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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

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

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.

HOUSE / PET SITTING

Looking for a local resident in Nellie Gail, who does House/Pet sitting. We need someone who is loving, reliable, flexible and has availability. We have an active life style and unexpected travel dates. We would appreciate someone who is able to stay home with our furbabies from time to time, and can also be flexible enough for a quick visit. Please give us a call at 808 714-6153. Thank you in advance.

DRUMMER NEEDED

To play at the Nellie Gail Talent Show on July 22, 2023. WHOA NELLIE! is a resident band, and a drummer would enhance our group. Check out our audition sampler on YouTube <https://youtu.be/wmqGIPdRri8>. We began practicing together during the shutdown and continue play our favorite classic rock songs: Somebody To Love, Do It Again, One Is The Loneliest Number, I Should Have Known Better, Roadhouse Blues, Harvest Moon, Piano Man, Into The Mystic. Join us or create a new neighborhood musical group. Inquiries/comments/suggestions: andwhoanellie@gmail.com Lin Klawitter (949) 697-9412

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Nellie Gail Garden Group

By Tina Corso

A very interesting thing I noticed in my twelve years living here at Nellie Gail is that bees have favorites and all of them like certain plants or trees to pollinate. I have Sweet pea trees. The flower (*Lathyrus odoratus*), comes in vines, bushes and a small tree. And the bee that loves it the most is the Black Carpenter bee.

Once you see this very large bee it can be quite the scare. Male bees often are seen hovering near nests waiting to mate. However, males are harmless, since they do not have a stinger. Female carpenter bees are capable of stinging, but they are docile and rarely sting unless caught in the hand or otherwise directly provoked. They are considered solitary bees, living with their daughters. These bees are just beautiful to watch and even if you run into them they just fly away.

In their type of nest Carpenter bees females either share in the foraging and nest laying, or one female does all the foraging and nest laying, while the other females guard the small nest. These bees can make a nest from their wings into a wooden structure but if you keep some dead wood or dead bamboo in your yard they would rather make a nest there than your home.

We have other pollinators here in NG. Solitary bees are also in and out of our flowers and blossoms. One is the Mason bee (*Osmia*) and that hive is very easy to build or buy online.

<https://masonbeesforsale.com/pages/californica-bee-facts#:~:text=Osmia%20Californica%20Bees%20belong%20to,and%20all%20types%20of%20bees.>

Osmia species are in decline as of 2020; practices to minimize the impact of non-native pollinators on wild species include prioritizing

the use of native bee species. Solitary bees produce neither honey nor beeswax. They are immune from acarine and Varroa mites, but have their own unique parasites, pests, and diseases.





And the next bee I am in awe over is the Bumble bee. It had been years since I saw one until I planted yellow flowers, they love yellow, white and purple flowers. So if you are walking around take a look and see if you can find them.

https://www.bbg.org/article/bumblebees_the_essential_indefatigable_pollinators#:~:text=Bumblebees%20are%20important%20pollinators%20of,known%20pollinators%20of%20potatoes%20worldwide

Bumblebees are essential pollinators of tomatoes, eggplants, peppers, melons, raspberries, blueberries, cranberries, strawberries, and many other crops, and are the only known pollinators of potatoes worldwide.

Once I realized how important Bumble bees are to us, our group set out to make Bumblebee hives.

<https://www.keepingbackyardbees.com/creating-a-bumblebee-nest-zbwz1902zsau/>

So it was a very interesting project for our garden group to make. We want to thank Tina Frey for the use of her home and showing us her amazing mulberries and loquats! Two fruits that grow very well here in Nellie Gail.

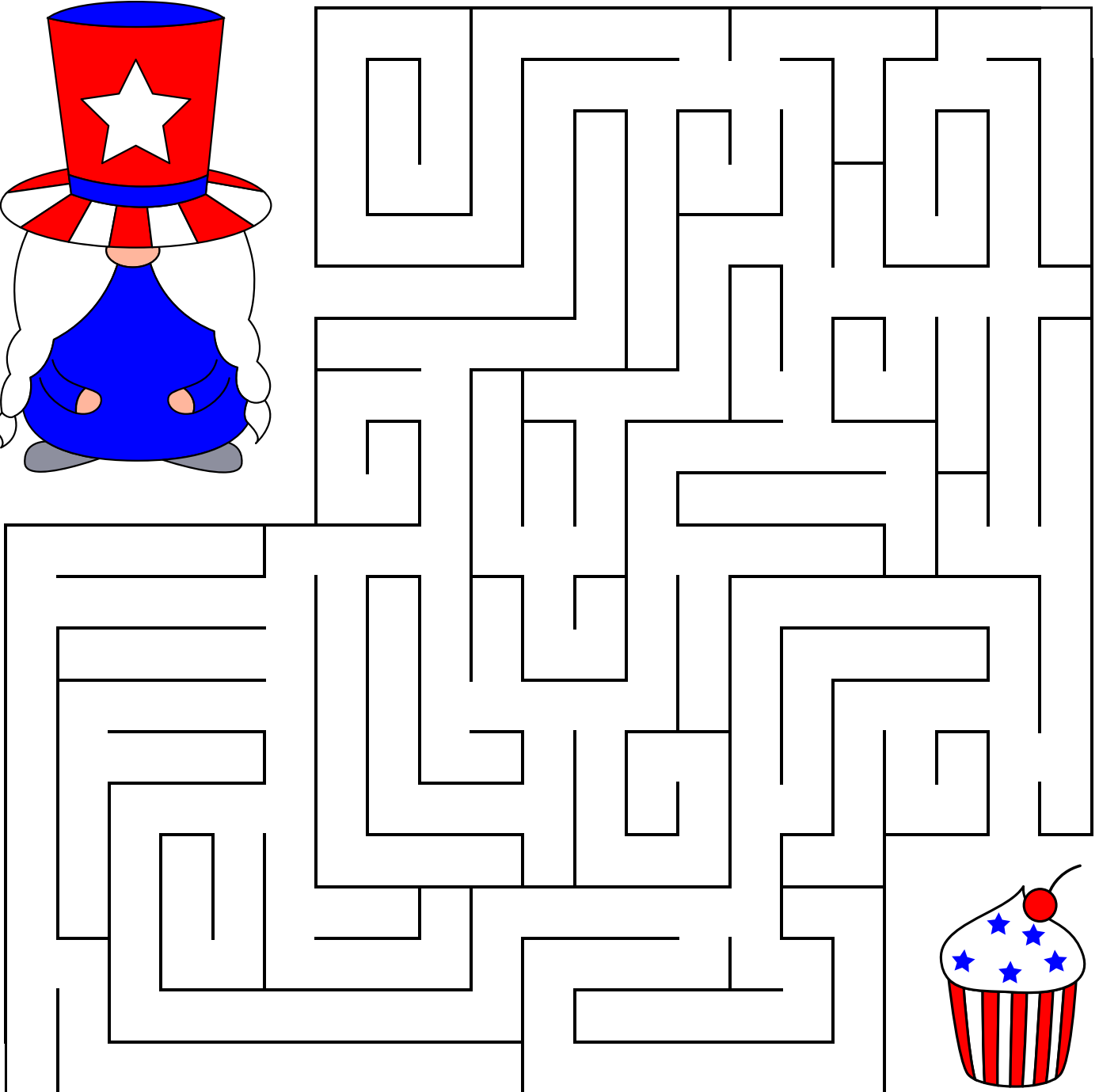
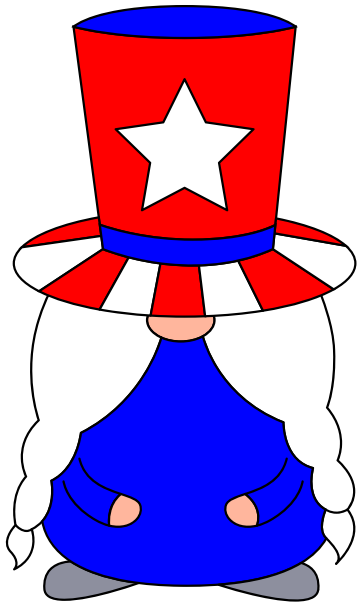
Next month we will have an expert talk to us about Honey Bees and we will learn something new about the amazing world of bees and pollination.

My suggestion is to plant a highly diverse backyard full of flowers and fruit trees. We all need Bees as one in three bites of food is because of bee pollination.

email: **TLC8386@gmail.com** for information on group meetings.

THE PUZZLE Paddock

**Help the Gnome reach the
4th of July Cup Cake**





4TH OF JULY **APPLE PIE**


INGREDIENTS:

1. BOX (14.1 OZ) REFRIGERATED PIE CRUSTS (2 COUNT)
 2. 6 CUPS THINLY SLICED, PEELED APPLES (6 MEDIUM)
 3. $\frac{3}{4}$ CUP SUGAR
 4. 2 TABLESPOONS ALL-PURPOSE FLOUR
 5. $\frac{3}{4}$ TEASPOON GROUND CINNAMON
 6. $\frac{1}{4}$ TEASPOON SALT
 7. $\frac{1}{8}$ TEASPOON GROUND NUTMEG
 8. 1 TABLESPOON LEMON JUICE
- 2.** IN LARGE BOWL, GENTLY MIX FILLING INGREDIENTS; SPOON INTO CRUST-LINED PIE PLATE. TOP WITH SECOND CRUST. WRAP EXCESS TOP CRUST UNDER BOTTOM CRUST EDGE, PRESSING EDGES TOGETHER TO SEAL; FLUTE. CUT SLITS OR SHAPES IN SEVERAL PLACES IN TOP CRUST.
- 3.** BAKE 40 TO 45 MINUTES OR UNTIL APPLES ARE TENDER AND CRUST IS GOLDEN BROWN. COVER EDGE OF CRUST WITH 2- TO 3-INCH WIDE STRIPS OF FOIL AFTER FIRST 15 TO 20 MINUTES OF BAKING TO PREVENT EXCESSIVE BROWNING. COOL ON COOLING RACK AT LEAST 2 HOURS BEFORE SERVING.

PREPARATION:

- 1.** HEAT OVEN TO 425°F. PLACE 1 PIE CRUST IN UNGREASED 9-INCH GLASS PIE PLATE. PRESS FIRMLY AGAINST SIDE AND BOTTOM.

July 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 	5	6	7 Summer Concert Series · Rhythm Krewe at Gallup Park @ 7:pm	8
9	10	11 ARC Meeting at 6:00pm @ The Association Clubhouse	12 Wine & Design @5:30pm	13	14 Live Music @ The Watering Hole from 6:00pm to 9:00pm	15
16	17	18 Board Meeting 7:30pm @ Clubhouse	19	20	21 Nellie Gail's Got Talent @ 7:00pm	22
23	24	25 ARC Submittal Deadline for August 15th Meeting	26	27	28	29
30	31					

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– Five-Star Zillow Review

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We Are Moving!