

August 2022



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:

Equestrian, Swim & Tennis Summer Camp News
Summer Concert Series Photos and Details

COMING SOON: The Watering Hole - A bar and grill where neighbors gather

The Godfrey Group

Sold - Represented Seller



26131 Glen Canyon

Sold - Represented Seller



26491 Silver Saddle

Sold - Represented Buyer



25291 Mustang

Sold - Represented Buyer



26491 Silver Saddle



Sold to our Own Buyer in 4 days! We were losing faith in our ability to sell at a reasonable price and were resigned to renting out our home until the market recovered or at least recovered its sense. For some reason homes in our area hadn't been selling without large price reductions, which is something we were not willing to do since our market has real value when stacked up against others. We had listed our home and had few viewers prior to meeting Annika. We took it off the market and went back to work at sprucing it up. Annika had not been a "specialist" in our area, but she convinced us she does really understand it and believe in its value vs other neighborhoods in Orange County. **Annika developed a plan unique to our home, and we worked with her to set a reasonable price based on the extensive information she shared with us. We followed her plan and she sold the house in 4 days at a price that made us happy by tweaking and negotiating.** Annika set her team in motion for a smooth close and recommended quality service people to take care of odds and ends. She truly has vision and remarkable enthusiasm that is contagious. Thank you, Annika and team! - 26491 Silver Saddle Seller

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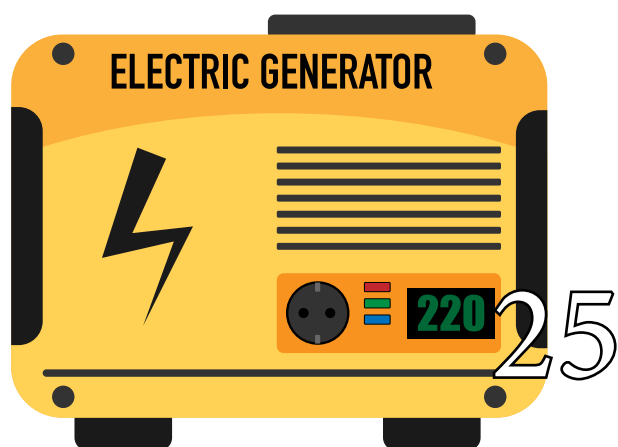
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Board of Directors


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

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(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 August 16, 2022 and will be held live in the Association Clubhouse.

Board Meeting August 16, 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

SHORT TERM RENTAL CC&R AMENDMENT UPDATE



At the Board Meeting of July 19, 2022 the Board reviewed a draft amendment to prohibit rentals of less than 30 days. In an effort to maximize a positive homeowner response to a proposed amendment, we will be preparing a survey to confirm membership support and solicit feedback on the draft. The amendment will require a special ballot measure and election with 75% approval of the homeowners in order to pass. Your Board wishes to craft an amendment with the highest likelihood of passing. We anticipate sending the survey in the next issue of The Pony Express.

On a parallel track, a number of Nellie Gail Ranch homeowners attended the June 28, 2022 City Council Meeting to request the city take action to mitigate the adverse impact of short term rentals on residential neighborhoods. The City Council approved a motion to explore potential short term rental restrictions and business licensing. This is the first step in a process that has the opportunity, if pursued, to benefit Nellie Gail Ranch and enhance our ability to enforce.

Many homeowners point to our current CC&R's and reference the section prohibiting business or commercial activity. Currently, in the context of our CC&R's, rental of homes for any duration is viewed as a residential use. However, if the city were to approve a form of business license for homes used for short term rentals, then the Association's CC&R's would allow us to pursue short term rentals as a demarcated business and a violation of business use of the property. The next City Council Meeting is August 23, 2022 at which the City Council may review their findings and options. If you wish to reach out in support you may e-mail ccouncil@lagunahillsCA.gov.

Documentation of Nuisance Activity

Meanwhile, if you experience nuisance and/or loss of quiet enjoyment as a result of a home being used for short term rentals, please document it. You may send to admin@nelliegailranch.org a description of the date, time and nature of the nuisance. While the act of renting homes for weekend use is reluctantly treated as a residential use, we can and will pursue resulting activities that create ongoing and pervasive nuisances. Reporting once is not enough. We need to document an on-going nuisance if one exists. More to come soon!



We are excited to announce that we will be opening our long awaited food and beverage service at the Association Clubhouse. We are down to some final permit sign-offs and hope to have them in hand by the time this issue of The Pony Express is published. We are therefore cautiously optimistic we will be announcing our opening mid-August.

We will be operating as The Watering Hole and will offer a private dining and beverage experience for Nellie Gail

Ranch homeowners and recreation center members. The kitchen will be overseen by Chef Justin Myers delivering chef-inspired cuisine in the atmosphere of a home-cooked gathering of friends and neighbors.

We will be open Tuesday through Sunday with breakfast / lunch hour and evening dinner with a full service bar. We will be sending an announcement via e-mail very soon!

ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the
ARCHITECTURAL REVIEW COMMITTEE ON JULY 12, 2022

The Submittal Deadline for the August ARC Meeting is: **August 30, 2022.**

ADDRESS	PROJECT	RESULTS
25612 Dillon	Painting	Approved with Conditions
26515 Dapple Grey	Driveway	Denied
25881 Hitching Rail	Solar	Approved with Conditions
24911 Nellie Gail	Solar	Approved with Conditions
25091 Mustang	Painting, Doors, Windows	Approved with Conditions
27301 Westridge	Solar	Approved with Conditions
26642 Stetson	Re-submittal Patio Cover	Approved with Conditions
26861 Highwood	Expand Slope	Denied
25331 Derbyhill	Solar	Approved with Conditions
25421 Coach Spring	Addition to House	Approved
24892 Nellie Gail	Artificial Turf	Approved with Conditions
25901 Hitching Rail	Pool, Deck	Denied
25282 Abilene	Windows, Doors	Approved with Conditions
26401 Houston	Painting	Approved with Conditions
25486 Rodeo	Artificial Turf	Approved
26401 Dapple Grey	Front Hardscape, Fence, Landscape	Denied
26025 Red Corral	Rear Landscape	Denied
25281 Abilene	Pavers	Approved
27562 Deputy	Solar	Denied
25141 Buckboard	Painting	Approved
27431 Lost Trail	Pavers, Patio Cover, Trees	Approved with Conditions
27692 Deputy	Patio Cover, BBQ, Pavers, Pool	Approved
26101 Red Corral	Landscape	Approved
25662 Pinto	Addition to House	Denied

Any exterior change to your home or property requires approval. Please consult the Architectural Guidelines available at www.nelliegailranch.org. Submissions for approval are due by 5:00 PM ten business days prior to the meeting date. Please see the calendar at the back of the Pony Express or contact the Association Office at (949) 425-1477 for specific meeting dates and deadlines or with any questions pertaining to your proposed project.

CLUBHOUSE SOLAR PANEL CLEANING

In July we cleaned the Association Clubhouse solar panels. All 111 of them! We are looking forward to improved efficiency with the removal of the dust and grime that occurs over time! We continue to get a great return on our investment. In 2016 the average we paid for electricity was \$0.23 per Kwh and by 2021 we were up to \$0.38. Thank goodness for California sunny days!!





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MINUTES

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

TUESDAY, JUNE 21, 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 (via Zoom)
Loree Blough

DIRECTOR ABSENT

Paul Holland

MANAGEMENT

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

NELLIE GAIL RANCH CORPORATE COUNSEL

Fred Whitney, Whitney Petchul Attorneys at Law

II. ELECTION OF OFFICERS (Tabled)

III. HOMEOWNER FORUM

Sixteen homeowners attended the Open Homeowner Forum, most to discuss concerns with a specific short term rental nuisance. Fred Whitney was introduced to review the limitations and logistics involved with Short Term Rental restrictions and enforcement. Counsel also outlined the process that would be involved to amend the CC&R's and reported that the amendment regarding short term rentals would not be retroactive to existing homeowners but would take effect upon new owners.

The Board directed counsel to draft proposed amendments and a ballot to restrict short term rentals

and adopt an associated fine for enforcement. The ballot and amendments are to be presented at the next Board Meeting for consideration of approval to submit to the membership for a vote. Homeowners attending the meeting committed to make the door-to-door effort to collect ballots that will be required to achieve a 75% vote in favor of the amendments. Homeowners were requested to provide ongoing reports of nuisances associated with short term rentals. Homeowners attending also suggested that concerned owners attend the June 28th City Council Meeting to request the City take action to amend municipal code to restrict short term rentals.

IV. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on May 17, 2022. Actions reported include:

- Approval of the April 19, 2022 and April 20, 2022 Executive Session Minutes
- Reviewed the May 2022 legal report
- The Board and Architectural Review Committee met to review existing processes, Committee functions and Board / Committee interaction opportunities.
- The Board interviewed a candidate for the Tennis and Pickleball Director Position
- Approved rental and set-up of a dance floor for the first concert
- Approved a contract with West Coast Footing to replace the Upper Arena Footing at the Equestrian Center

- Reviewed and filed the Delinquency Reports.
- Reviewed and filed the Violation Report.

V. CONSENT CALENDAR

Motion: Park

Second: Blough

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

A. APPROVAL OF MAY 17, 2022 OPEN SESSION MINUTES

B. APPROVAL OF THE APRIL 30, 2022 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,444,300 in reserve funds, \$1,710,989 in operating funds, \$8,400 in Petty Cash, and \$674,836 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,838,525. Year to date Assessment Revenue totals \$1,871,351 compared to the budgeted \$2,048,832. Year to date Total Consolidated Revenue is \$2,863,281 compared to the budgeted \$3,041,304. The Consolidated Net Increase for the month prior to adjustments for depreciation is \$81,688 compared to the budgeted increase of \$412,740. Consolidated Net Income year to date prior to adjustments for depreciation is \$231,711 compared to the budgeted of \$358,150. Year to date reserve funding is \$365,126 compared to a budget of \$353,256. The variance is reserve interest income.

C. APPROVAL TO RECORD LIEN

Resolution: To authorize and instruct Management to

file a Memorandum of Costs and proceed with a bank levy to collect on a judgement and record a post judgment lien on Account # NEGAI-1162-02 (Parcel No. 636-361-11).

D. DELINQUENCY STATISTICS REPORT

- There are three (3) past owner delinquencies with an assessment balance of \$971.
- Ninety-two (92) current owner past due delinquencies total \$72,269.83 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 2.8% of the annual assessment budget.

End of Consent Calendar

VI. ADJOURN AT 8:40 P.M. TO EXECUTIVE SESSION FOR TENNIS & PICKLEBALL DIRECTOR INTERVIEW

VII. RE-OPEN OPEN SESSION AT 9:25 P.M.

VIII. NEW BUSINESS

A. CONSIDERATION OF PURCHASE OF CORRAL FENCING AND MATERIALS FOR MIDDLE ARENA RAILING REPLACEMENT

Motion: Park

Second: Blough

Resolution: To approve purchase of thirty-five (35) twelve foot corral panels, support posts and hardware from Rancho Cortes Inc. (RCI) in the amount of \$11,632.22. And, to approve a budget of \$3,500 for purchase of cement for footings and treated lumber

MINUTES - CONTINUED

for kickboards.

B. CONSIDERATION OF APPROVAL FOR TREE REPLACEMENTS THROUGHOUT COMMUNITY

The Board evaluated ArborPro software reports reflecting the number of trees that require trimming each year.

Motion: Park

Second: Blough

Resolution: To defer additional tree planting and direct Management to work with the Landscape Committee to create a strategic master plan identifying tree trimming expenses and budget required for existing trees and reporting on what trees may be anticipated to be removed over the next few years.

C. CONSIDERATION OF TENNIS DIRECTOR RETIREMENT CELEBRATION

Direction to Management: The Events Coordinator to create a plan and budget to submit to the Events Committee and present at the July meeting for review.

IX. REPORTS

The following reports were received and filed by the Board: Architectural Review, Arbor Care Tree Inventory Report, Community Events, Communications Report, Equestrian Center Managers Report, Equestrian Committee Meeting Recaps, Sunset Landscape Report, Swim Center, Tennis / Pickleball Center, Trails & Common Area, Trails & Safety Committee Recap.

X. CORRESPONDENCE (Received and Filed)

XI. NEXT MEETING TUESDAY, JULY 19, 2022 AT 7:30 P.M.

XII. ADJOURNMENT AT 10:15 P.M.



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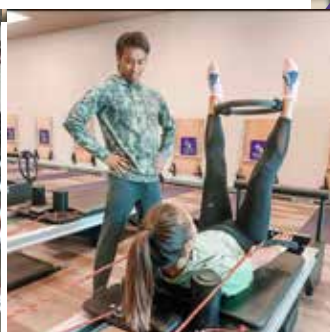
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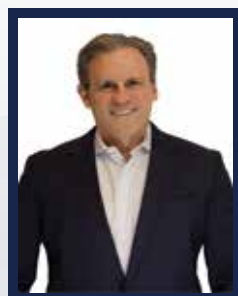
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SWIM CENTER NEWS

SUMMER FUN AT THE RANCH

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

The summer has flown by and soon, our kids will be going back to school. Wow, that was fast. I personally wish that summer break would be pushed back a little so that our kids get out of school later in the summer and go back after the Labor Day holiday. To me it makes sense because we would avoid "June gloom" all together and we would start the school year after the holiday. Since someone smarter than me makes the rules, I am sure there is a good reason as to why we can't do this, right?

Although the break has flown by, at Evolution Swim Academy, we were busy making sure that our neighborhood kids had plenty to do. Let's start with the Summer Sports Camp. We had so many of our children participate in this camp over the summer and many did so for the duration of the break. The Summer Sports Camp is offered for 10 weeks, and I am happy to say that although it was sold out, we were able to accommodate most of our wait-list families when additional spots became available. Many of the kids participate in this camp to hang out with friends and for families, it is one of the few camps that starts before 9:00 am and ends after 4:00 pm.

Our swim lessons took on a new look this summer. We offered swim lessons in 2-week blocks so that families could plan swim lessons around vacation time. These too were a hit and most of our time slots were reserved by Nellie Gail Ranch families. There is no reason to look elsewhere when the best swim lessons are taught right

here in our backyard. In the future, we plan to open a preregistration window for Nellie Gail Ranch residents so that our homeowners get the first opportunity to reserve a swim lesson spot on our schedule. We are going to work with the HOA so that we find the best way to communicate the preregistration window.

Summer wouldn't be summer without the Summer Swim Team. Our community swim team hosted approximately 100 swimmers and for the first time in a long time, we were part of a swim league which offered our swimmers fun summer dual meets. There were five dual meets, each lasting approximately 2 hours. The objective of the summer swim team is to get kids to learn the four major swim strokes, and then we sprinkle in additional fun by offering optional swim meets. If the kids enjoy the experience, we then offer them a second seasonal program (Fall Swim Team) or a year-round option. You can read more about these two options in our ad in this edition of the Pony Express.

Although the summer is not over yet it is almost over and it's never too late to thank every homeowner who allowed their children to be a part of our programming. It is because of you that we can continue to do what we do. We will continue to innovate and offer our community more programming so that our kids can continue to be active, safer, and can do so in their community. Enjoy the rest of the break!



FELIPE DELGADO

Founder & Managing Partner

Phone: 949.388.4545

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Evolution Racing Club is the official swim club of Evolution Swim Academy. We offer swim groups for swimmers that have a working knowledge of the four major swim strokes.

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NELLIE GAIL RANCH EQUESTRIAN SUMMER CAMP

Hayden Clarke Sport Horses enjoys partnering with the Nellie Gail Equestrian Center every year to share our passion for horses with over 175 new camp students. It has been a wonderful summer so far full of learning, fun, and horses! Our equestrian camps focus' on developing basic riding skills as well as teaching an understanding of horse care in a safe environment. Each day campers take a private riding lesson, groom horses, play games, and make a craft. They also participate in a horse show at the end of the week that all the parents are invited to attend.

We look forward to wrapping up our 10th year of summer camp and we are so grateful for everyone who helps make it such a success. Additionally, Hayden Stables would like to extend a special thank you to each boarder who so kindly shares the facility with this program and allows the students to pet/feed/love on their horses! For more information or to learn about our camps please email lessons@mickeyhayden.com or call (949)448-0823. This year is sold out but you can inquire about being added to our wait-list. Registration for Summer 2023 opens in February 2023.



ALFREDO HERNANDEZ CLINIC

On July 12-13 Alfredo Hernandez hosted a clinic on Portuguese Riding. Alfredo is classically trained at the Portuguese Riding School. Alfredo specializes in the Piaffe, Passage and Spanish Walk/Trot. He utilizes these classic movements as a gymnastic tool to develop strength and improve each horses's gaits. Below is Alfredo with one of Nellie Gail Ranches Instructor Jessica Havey.



COLORADO RESULTS

Rachel Torok and Lightening McQueen 1st Place at the 1.30m on Thursday July 7th.

Shayla Williamson wins the USEF Talent Search on Caprini the week of July 4th.

Destiny Stewart and Clavius wins 1st at USHJA 3*3 Hunter seat medal and 1st in the NCEA medal on July 8th.

Lauren Wilson won multiple .85m and .95m classes with her mounts Bewitched GES and Kessel Run the week of July 4th

McKenzie Miller riding Irish received 1st in the .85m and 3rd placing in the .95m. She also placed top 8 riding Gumby in the 1.0m

Stella Lindsey won 1st in the 1.0m open class riding Irish and 2nd in the 1.0m class riding Gumby

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TENNIS & PICKLEBALL CENTER NEWS

CONGRATULATIONS ROGAN EGERTON

The Nellie Gail Ranch Owners Association has completed a thorough evaluation of candidates for Nellie Gail Ranch Tennis and Pickleball Director. We are pleased to announce that Rogan Egerton will take over as Director of Tennis and Pickleball programs effective October 1st following the retirement of Bob Hochstadter. Rogan has been instrumental in the success of the competitive junior tennis program, coordinated the 2021 and 2022 summer tennis camps and mostly recently begun working on coordination of ladies' league play. We look forward to a seamless transition as Bob Hochstadter has worked with Rogan Egerton the past four years and mentored him as his successor.

"Rogan has proved to be an integral factor towards my development as a player and towards my success on the ITF and ATP tours as a result of his coaching ability."

Rogan and his company DP Tennis, LLC will be retaining current tennis pros for tennis programming and Dan Roditi as Pickleball Director for pickleball programming. While maintaining continuity of instruction and play, Rogan will also bring a fresh enthusiasm and focus on creating social programming for our members.

"Rogan is extremely passionate about tennis and brings that passion every day to the children he works with. He has taught my daughter to be strong and compassionate on and off the court."

We are in the process of planning a celebration this September 28th to acknowledge Bob's 28 years with the Tennis Club. If you would like to be added to the RSVP invite list please e-mail admin@nelliegailranch.org.



"I am honored and excited to become the new Director of Tennis & Pickleball at Nellie Gail Ranch". "This has been a passionate goal of mine that I have been working towards for the past 5 years and I'm grateful for the opportunity."

Rogan Egerton



Your 5* Rated Junior Program at Nellie Gail Ranch Tennis Club.

Provided by DP Tennis Academy.





Congratulations to long time Nellie Gail Ranch Tennis Club Member Alex Michelsen on winning the boys doubles title at the 2022 Wimbledon Championships!

- ALEX MICHELSEN -
2022 WIMBLEDON
BOYS DOUBLES CHAMPION

A message from Bob Hochstadter
Director of Tennis & Pickleball

It was back in 1985 or 86, that a young Sondra Michelsen started taking lessons from me. What immediately stood out was her tremendous work ethic and willingness to learn. Sondra, had a strong junior career and ended up being an exceptional player for San Diego State University. Fast forward about 12 years and there's Sondra hitting balls to her then 5 year old son Alex on court 2 next to me.

Day after day, month after month mom and son hitting balls at the club on a daily basis. Alex getting taller and stronger and starting to develop power to go along with a pair of very naturally gifted hands. Dad Eric, also a very strong college player for Redlands University joining this true family affair every chance he got.

Moving into 2021 Alex blossoming as one of Southern California top juniors while getting his feet wet against older players playing ITF tournaments. All this culminating this last week as Alex became the Wimbledon Junior Boys doubles champion. It's been fun to have had a front row seat watching this young players progress. It couldn't happen to a nicer family.

I'm really looking forward to following Alex's career as he heads off to play tennis for the University of Georgia.

A message from Rogan Egerton
Head of Junior Program, Director DP Tennis Academy

I first met Alex in 2017 and my first impressions were that he was a very kind-hearted, happy , confident kid who loved to play tennis.

At that point he had really good hand skills coupled with a fantastic awareness of space and time but his movement was somewhat limited and his game style was yet to be determined.

Over the years at the Club I have seen Alex grow into his game and now flourish on the ITF Tour and at the Junior Slams.

From my mostly outside perspective I think Alex's mom, Sondra has been a pinnacle factor in his success. From managing, training and the general sacrifices needed to nourish the potential of a Junior Athlete, Sondra has done an incredible job. I would advise any hopeful player's parent to try to emulate what the whole Michelsen family has executed.

He will undoubtedly have an excellent College career at UGA and will be one to watch out for on the ATP Tour.

Congratulations to Alex, the whole Michelsen family as well as all the Coaches and support persons involved in this amazing success!



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EMERGENCY PREPAREDNESS

EMERGENCY POWER AND GENERATORS

by Dr. Kenneth S. Cheng

A loss of electricity is a likely scenario at the time of our "big one." The electrical grid that supplies all of California and much of the western US is a system that is dated and fragile, and can easily be disrupted at the slightest of issues. You may recall that much of south Orange County (including all of Nellie Gail Ranch), nearly all of San Diego County, parts of northern Mexico and parts western Arizona suffered from a major blackout in September of 2011. This blackout (the largest in California history), affecting an estimated 7 million people and causing millions of dollars of economic damage, occurred because one electrical company employee erroneously removed a piece of monitoring equipment at a Yuma, AZ switching station. This blackout lasted 7 to 24 hours depending on the areas affected and served as a mini test of how well prepared we were for a major disaster. If one individual over 200 miles away can cause so much havoc, imagine what a 7.8 magnitude earthquake just 40 miles away will do to this area. Keep in mind

that all we lost was electricity; imagine losing electricity, water and gas, and not for 7 to 24 hours but for 2-6 weeks.

Are you prepared for a power outage...

- Do you know exactly where your flashlights are located and do they work?
- How about your matches and candles?
- Do you know how to shut off the gas main if you discover a gas leak?
- How would you prepare your meals?
- Do you know how to disconnect your electric garage door opener and open your garage door manually?
- Do you have at least a half a tank of gas in your car in case you need to leave the area?
- Do you have a home telephone that doesn't require electricity? Remember that cordless phones won't work in a power outage.
- How will you charge your cellular phone during a power outage?
- Do you have a plan for communicating with others if the cell towers are overloaded?
- During a power outage, how would you go about contacting help for a medical emergency?
- Do you have life-supporting medical equipment that requires electricity and how would you keep it running during an outage?
- Do you know that some gas appliances with electronic ignition will not allow gas to flow when there is an electrical outage?
- How will you keep your refrigerated and frozen food cold?
- Do you know who is your Block Captain?





Generators

Generators for residential use can provide the power needed to operate the necessities in your home. Prices for generators can range from several hundred dollars for smaller, portable units, up to ten's of thousands of dollars for permanent units that could supply your entire street. Before purchasing a generator, you will need to do some homework. Things to consider include power needs, use, portability, fuel, cost, maintenance and how the generator is attached to your home.

Power needs

Generators are rated based on the number of watts that can be provided. Be sure to understand that the advertised wattage may be a "maximum" power and not a "rated power." Maximum power is the maximum wattage the generator can provide to start up motors (refrigerator, pumps, furnace fans, air conditioners, etc.) Generators cannot run on maximum power for longer than 20-30 minutes. Rated power is the wattage that can be provided for prolonged periods; this is the true rating. Many generator manufacturers have interactive wattage calculators on their websites that can help you determine the proper size generator for your needs. Keep in mind that an Energy Star refrigerator may only use 100-200 watts of electricity to run but starting the refrigerator can increase the wattage need 3-5x the running wattage.

Use

Although most of us would be running basic home

appliances with an emergency generator, certain sensitive electrical appliances may require inverter technology to function properly. This might include computers, fluorescent lighting, televisions, etc. If you plan on operating any of these appliances during an emergency, consider getting a generator that contains the inverter technology.

Portability

Generators are either permanently installed or portable, the smallest weighing only 40+ lbs. Each type has its advantages and disadvantages. Keep in mind, however, that "portable" generators can still be well over 100 lbs. and difficult to maneuver. Fortunately, all portable generators have accessory wheel kits (for an additional cost) that make moving these generators easier.

Fuel

Most generators run on gasoline. Although this is convenient, gasoline must be stored properly and gasoline, especially the ethanol/gasoline mixtures sold in California, is unstable and has a shelf life of only 3-6 months. Gasoline stabilizers, such as Sta-bil, are available but they only extend the shelf life up to 12 months. The best practice for users of gasoline generators is to rotate their properly stored gasoline by pouring the fuel into their cans and refilling the storage containers with fresh fuel every 6 months. Other fuels available for generators include diesel fuel (usually found with permanent generators,) propane and natural gas. The latter two can be utilized by converting a gasoline generator to use propane/natural gas, or by purchasing a "dual fuel" generator. There are many advantages to using a propane/natural gas generator (dual fuel option if natural gas is available, indefinite shelf life of properly stored propane, no need to "rotate" fuel, less expensive fuel cost, etc.) The process of conversion is inexpensive and can be done with a "do-it-yourself" kit but the conversion is beyond the scope of this article. Generators that operate on dual fuel are becoming more commonplace and readily available at most hardware and "big box" stores.

EMERGENCY PREPAREDNESS

Cost

As stated earlier, generators can cost as little as a few hundred dollars to many thousands of dollars. Cost is often related to the amount of power (watts) produced, but other factors that raise the cost include inverter technology, noise reduction, starting mechanisms, etc. Some of the least expensive generators (<\$1000) may provide 4000 watts of power but do not include inverter technology and are generally very loud. These generators are best used by contractors at construction sites who are not operating sensitive electronic equipment. Better home generators can cost \$2000-\$3000 but include an inverter, noise reduction and electric start. That being said, Honda Power Equipment (powerequipment.honda.com) makes a relatively quiet 2000-watt home generator with an inverter for approximately \$1100. This would be the minimum size recommended for home use and would run one refrigerator and a few additional appliances and lights.

Maintenance

Generators are engines no different than car engines; proper care and maintenance will allow them to function problem-free for years. Maintenance includes:

- Running the generator at least once every 3 months (at partial load) to keep the engine parts lubricated
- Maintaining recommended oil levels
- Changing the oil as recommended by the manufacturer
- Never storing fuel in the fuel tank
- Keeping electric start batteries fully charged
- Storing the generator indoors and away from the elements

Connecting the generator to your home

Generators produce the power but need to be connected to your appliance(s) to be useful. The least expensive way is to connect your appliance directly into the generator. This will require a long extension cord, and probably multiple cords to attach each appliance. A better way is to have a licensed electrician install a transfer switch to

your electrical panel. This allows you to plug your generator directly into your house circuit to supply all needed appliances. However, unless you have installed a very high watt-producing generator, you probably will not be able to operate all electrical appliances in your home. To prevent overloading your generator in this situation, you may consider unplugging unneeded appliances and taping light switches in the off position.



Solar Power

For many reasons, solar power has become more popular and its use more prevalent. Much of the power in your home can be supplied through solar power, as evidenced by lower reliance (and lower electric bills) to the utility-supplied power. However, the great majority of installed solar systems will not power your home during an electrical outage. The reason is that most solar systems are tied to the electrical grid (utilities) and a safety feature prevents power from being produced in residential solar systems when the power grid is down. This safety feature allows utility workers to work on electrical lines without fear of being electrocuted by solar-fed electrical lines. The two exceptions to this are systems that are completely off-grid (and thus completely independent of utilities); and an on-grid systems with

the battery back-up. However, most systems installed do not include the very expensive battery back up system, and nearly all systems are tied to the local utilities. Unless you are completely off-grid or have this battery back-up system, do not expect any electricity from your solar electrical system.

The purpose of this article was to provide you an overview of electrical power options during a power outage. A complete evaluation cannot possibly be done on the few pages of this article. As such, the Nellie Gail Emergency Preparedness Committee strongly encourages you to do your own research as to your power needs and options. As always, please feel free to contact us if you have any questions or comments regarding this or other topics. You can email us at emergencypreparedness@nelliegailranch.org.

ATTENTION RESIDENTS OF NELLIE GAIL

Between Aug 26-30, residents of Nellie Gail Ranch will notice some of our homeowners will have tall "feather flags" displayed from their home. These flags indicate your neighbor who has volunteered to be a Block Captain or Area Coordinator. These volunteers are identified as ones who can assist you in preparing for an emergency or disaster. They have been provided training and resources to help their immediate block or street. Block Captains are selected based on their desire to help and should be walking distance to all of their immediate 12-20 neighbors. If you do not have an identified Block Captain on your street, consider being one. The training can help save your life and the life of others.

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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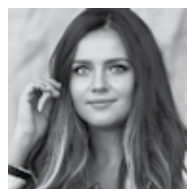
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CELEBRATING OUR COUNTRY'S INDEPENDENCE WITH THOSE WHO HELP PROTECT IT

By Karen Robbins

The City of Laguna Hills Community Center was once again the "Hot" place to be on July 4, as citizens of all ages celebrated our country's Independence Day, along with picnics, music, games, and Fireworks! Choices of food were plentiful, with local truck vendors as well as non-profit booths offering hot dogs, chicken, shave ice, and all kinds of goodies!

Did you know that the Birth of the Marine Corps predates our Country's birth? The Corps was formed on November 10 1775 to augment naval forces in the Revolutionary War? Who would be more appropriate guests to celebrate with than one of the organizations who helped us win our freedom?

With that glorious history in mind, we are always honored to include our city's adopted Darkhorse Marine Battalion. The Command Team sent up Vehicles and gear along with 21 Marines (all of whom volunteered to be here on one of their scheduled days of leave).

The Marines and their Static displays are always a welcome and popular attraction for families and children — and can be seen greeting, chatting, donning Marine Corps gear and climbing on the vehicles. For the Marines themselves, our community and the bonds we have built with them brings a sense of home and familiarity that many leave behind when they join the Corps.

**Thank you to all who joined in the celebration
of our Country's Birthday!**





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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 Chairman Karen Robbins, 35robbins@gmail.com.

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

SERVICES

TWO FOR THE SHOW – MUSIC DUO

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

COMPLETE BUILDING AND OFFICE DISINFECTION

Cleaning done right! Trustworthy, dependable, fully insured and ready to meet your needs. Celebrating 26 years in business. Nellie Gail Resident Owned Business. Call 949-310-4996.

PET CARE

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

SPANISH TUTORING AND LESSONS

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

EXPERIENCED AND PATIENT MATH TUTOR - LIFELONG NELLIE GAIL RESIDENT

Master's Degree in Aerospace Engineering from UCI. I have tutored all high school and community college. Math subjects, ACT and SAT Math. One on one tutoring to explain in detail for better understanding. (A lot of my students complain their teachers do not explain enough). I am a substitute Math teacher at private schools. For details please call 949-231-0977 or email to ecaiusa@yahoo.com.

PIANO INSTRUCTION IN YOUR HOME

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

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

CARING FUR ANGELS

Professional pet/house sitting, dog walking, pet taxi and related services in South Orange County. While you're away, purrfect care for your companions and home! Contact Vickie Reyes, caregiver, (949) 525-1670 or email vic@caringfurangels.com to set up your complementary meet and greet. Licensed, bonded, insured, along with pet CPR and first aid certified. Visit www.caringfurangels.com for info.

PIANO IS FOR PRESCHOOLERS, TOO!

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

PET SITTING

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

CALLING ALL EQUESTRIANS

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

CLASSIFIED ADS - CONTINUED

FOOT ZONE WELLNESS BY BROOKE

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

BABYSITTING

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

DO YOU HAVE FRUIT TREES? I 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... 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.

SAVE THE DATE - SQUARE DANING

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

HAPPY HOUR MIXER FOR ILLUMINATION FOUNDATION

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

We invite you to learn about Illumination Foundation and the

different opportunities to get involved with this organization.

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

FOR SALE

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.

CROSS TRAIN FOR TOTAL BODY WELLNESS

Cross train in your home at your convenience. Get in shape, inspired, encouraged and enjoy it!! Combo ballet barre (no experience needed), Pilates and stretch. Tone, lengthen and improve flexibility. Call or text Debra at 949-350-5411, email mcm623@cox.net or follow @debra.dance on Instagram.

LICENSED MARRIAGE AND FAMILY THERAPIST

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

PRECOR EFX546 ELLIPTICAL

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

BERNEODOODLE PUPPIES

Bernese Mountain Dog / Poodle mix. These F1B Bernedoodle's

are hypoallergenic and will not shed. They will be 40-60 lbs and stand about 24" when they are grown. They are a smart, athletic, playful, and yet mellow breed. I have 2 males available. You can see pictures at BernedoodlesByFaith.com or call Julie 925-389-6363 to meet them. The cost is \$5000/puppy.

HEALTH

NUTRITIONIST & PERSONAL TRAINER

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

SWIMMING LESSONS

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

KURE IT WOMEN'S GUILD

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

GET FITT WITH BRITT

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

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

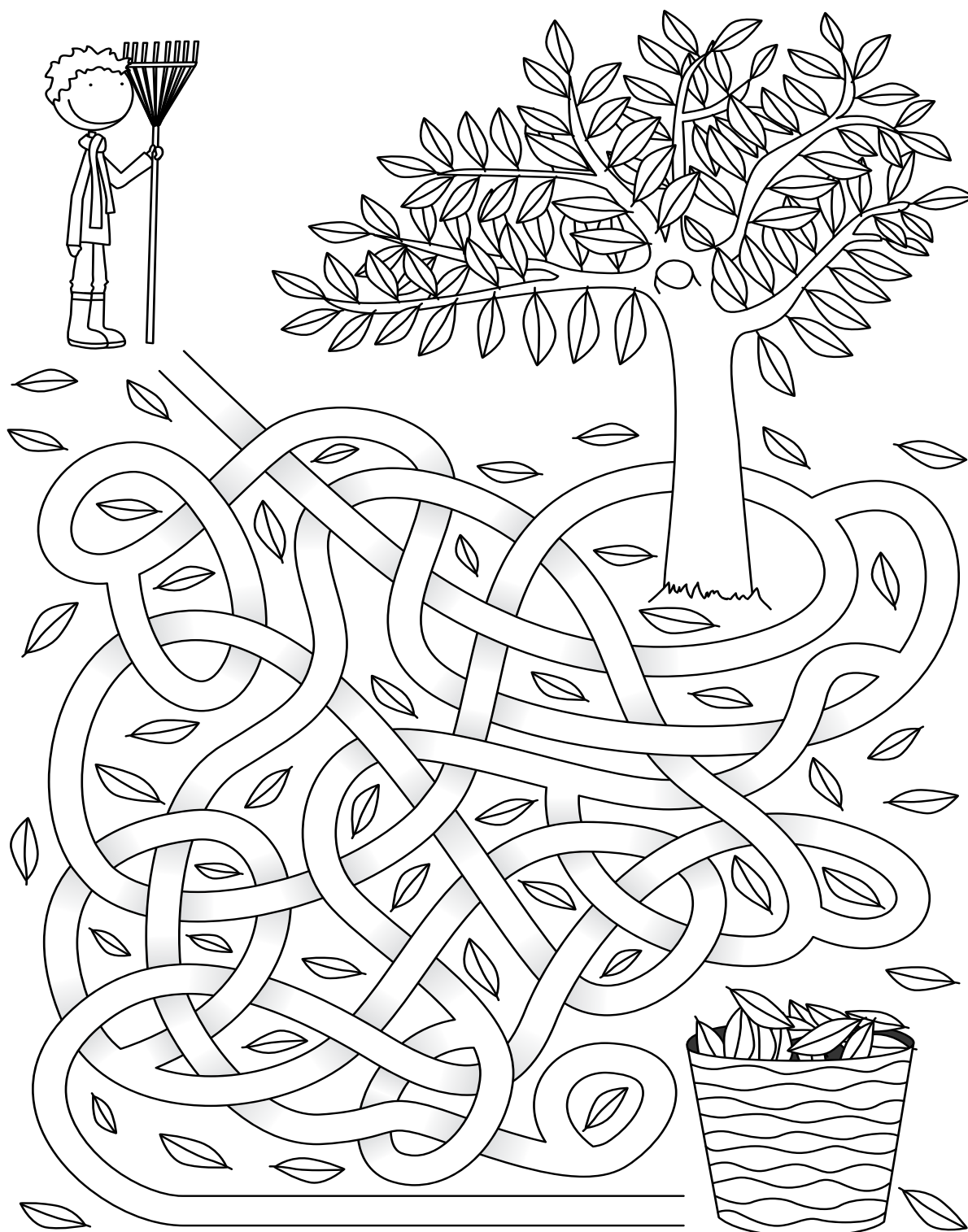
CARIBBEAN ISLAND VACATION RENTALS

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 for more information, pictures, and pricing or call Debbie at 714-801-4257. Discount given to our Nellie Gail neighbors.

DISCLAIMER: The classified advertisements contained within the Nellie Gail Ranch Pony Express magazine are not endorsed or recommended by the Nellie Gail Ranch Owners Association, NGROA, the Board of Directors, and employees may not be held liable or responsible for business practices, actions, or products of persons who place advertisements in the Classified section.



HELP JACK RAKE ALL OF THE LEAVES



RANCH RECIPE



ZUCCHINI PIZZA CASSEROLE

INGREDIENTS

4 CUPS SHREDDED UNPEELED ZUCCHINI
1/2 TEASPOON SEA SALT
2 LARGE EGGS
1/2 CUP GRATED PARMESAN CHEESE
2 CUPS SHREDDED PART-SKIM MOZZARELLA CHEESE
1 CUP SHREDDED CHEDDAR CHEESE
1 POUND GROUND BEEF
1/2 CUP CHOPPED ONION
1 CAN (15 OUNCES) ITALIAN TOMATO SAUCE
1 MEDIUM GREEN OR RED CHOPPED PEPPER

PREPARATION

1. PREHEAT OVEN TO 400°. PLACE ZUCCHINI IN COLANDER; SPRINKLE WITH SALT. LET STAND 10 MINUTES, THEN SQUEEZE OUT MOISTURE.

2. COMBINE ZUCCHINI WITH EGGS, PARMESAN AND HALF THE MOZZARELLA AND CHEDDAR CHEESES. PRESS INTO A GREASED 13X9-IN. OR 3-QT. BAKING DISH. BAKE 20 MINUTES.

3. MEANWHILE, IN A LARGE SAUCEPAN, COOK BEEF AND ONION OVER MEDIUM HEAT UNTIL MEAT IS NO LONGER PINK, BREAKING MEAT INTO CRUMBLES; DRAIN. ADD TOMATO SAUCE; SPOON OVER ZUCCHINI MIXTURE. SPRINKLE WITH REMAINING CHEESES; ADD GREEN PEPPER. BAKE UNTIL HEATED THROUGH, ABOUT 20 MINUTES LONGER.

August 2022

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

BRAD FELDMAN GROUP KNOWS NELLIE GAIL RANCH

CURRENT OFFERINGS



25732 HIGHPLAINS TERRACE | LISTED FOR \$2,999,999
6-BR | 7-BA | APPROX. 6,841 SF



26922 ROCKING HORSE LANE | LISTED FOR \$1,750,000
4-BR | 3-BA | APPROX. 2,826 SF

RECENT SUCCESS



25191 BUCKSKIN DRIVE

5-BR | 3-BA | APPROX. 4,094 SF
SOLD FOR \$2,400,000



THINKING OF SELLING YOUR HOME?

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



JACCI PEARCE

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

BRAD FELDMAN

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

TRENT MASON

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

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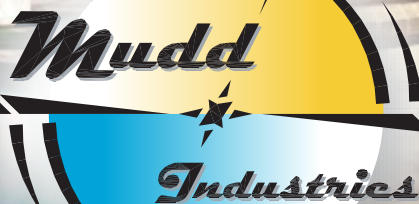




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Laguna Hills, CA 92653
(949) 425-1477
ponyexpress@nelliegailranch.org

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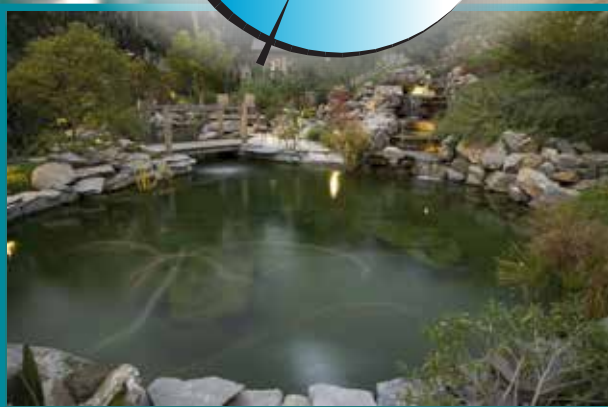
Proudly serving and living in Nellie Gail Ranch since 1979



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Outdoor Living Rooms
Fireplace / Firepits
Outdoor Kitchens
Barns
Equestrian Facilities
Flag Poles
Driveways
Fountains
Barbecues
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Decks
Walls
Fencing
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Mudd Industries, Inc

www.muddinc.com 949.716.7002 tmudd@muddinc.com

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California Landscape Architect's License - LA4843

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