

September 2022



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



The Watering Hole Opening
Wednesday, September 21st

See Page 5
for more info.



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WHERE NEIGHBORS GATHER

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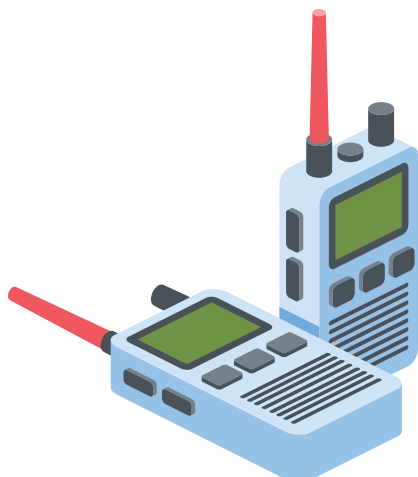
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Board of Directors

Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
Joyce Taylor	SECRETARY
John Park	CO-TREASURER
Paul Holland	CO-TREASURER

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

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(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(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)

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(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 September 20, 2022 and will be held live in the Association Clubhouse.

Board Meeting September 20, 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

THE WATERING HOLE

WHERE NEIGHBORS GATHER



OPENING SEPTEMBER 21ST

MANAGERS MESSAGE

The Nellie Gail Ranch Association Clubhouse is now home to The Watering Hole, a place for neighbors and club members to gather and enjoy the ambiance of great food and drink. The kitchen will be overseen by Chef Justin Myers delivering chef-inspired cuisine in the atmosphere of a home-cooked gathering.

The Watering Hole is exclusively open to Nellie Gail Ranch homeowners, recreation and equestrian center members and their guests. We look forward to offering a broad array of food choices Tuesday through Sunday. Be among the first to experience this new community amenity. On our opening day Wednesday, September 21st you can start your day at 8 am with a delicious smoothie. We will be open for lite lunch through 12:30 pm and have a full dinner menu 4 pm to 8 pm. Enjoy "Wine Down Wednesday" with a glass of wine and some superb tasting menu items.

For those who prefer not to dine, we will have a full bar of favorite beverages available for you to enjoy while you socialize with friends and neighbors. On a regular basis we will also be hosting special event nights and entertainment for your enjoyment!! Let us know what events or theme nights you might want to attend at admin@nelliegailranch.org. We look forward to seeing you at The Watering Hole soon !!

Hours of operation are as follows:

TUESDAY - THURSDAY

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

Coffee, pastries, smoothies, lite bites

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

Full Dinner Menu

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

FRIDAY

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

Coffee, pastries, smoothies, lite bites

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

Full Dinner Menu

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

SATURDAY

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

Breakfast, Lunch, Bar Bites Full Dinner Menu

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

SUNDAY

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

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

ARCHITECTURAL REVIEWS

The following properties submitted plans for review by the
ARCHITECTURAL REVIEW COMMITTEE ON AUGUST 9, 2022

The Submittal Deadline for the October ARC Meeting is: **September 27, 2022.**

ADDRESS	PROJECT	RESULTS
25042 Buckskin	Hardscape, painting	Denied
26515 Dapple Grey	Resubmittal hardscape	Approved
24842 Beargrass	Solar	Approved with Conditions
24911 Nellie Gail	Completion extension	Approved with Conditions
25821 Rapid Falls	RV Parking	Denied
26041 Red Corral	Ground solar	Approved with Conditions
25362 Derbyhill	Artificial turf	Approved
25762 Prairiestone	Tree removal	Approved with Conditions
25142 Blackhorse	Solar	Approved with Conditions
25972 Poker Flats	Solar	Approved with Conditions
27191 Lost Colt	Completion extension	Approved
25451 Empty Saddle	Painting	Approved with Conditions
24952 Buckskin	Front landscape	Approved with Conditions
27501 Boothill	Deck/Patio	Approved with Conditions
25731 Bucklestone	Painting	Approved
25736 Dillon	Addition to house	Denied
26401 Dapple Grey	Resubmittal landscape	Approved with Conditions
27562 Deputy	Resubmittal solar	Approved with Conditions
24961 Nellie Gail	Fence, BBQ	Approved
25942 Hitching Rail	Resubmittal tennis court	Denied
26012 Red Corral	Landscape	Approved with Conditions

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

NELLIE GAIL S.M.A.R.T

ASSOCIATION MAINTENANCE PROJECTS

Nellie Gail Ranch encompasses approximately 1,350 acres with 1,407 homes. We maintain five parks, four community arenas, landscaped entries, 25 miles of trail and many acres of open space. In addition to that we have the Association Clubhouse and Recreation Center! There is always something to maintain!

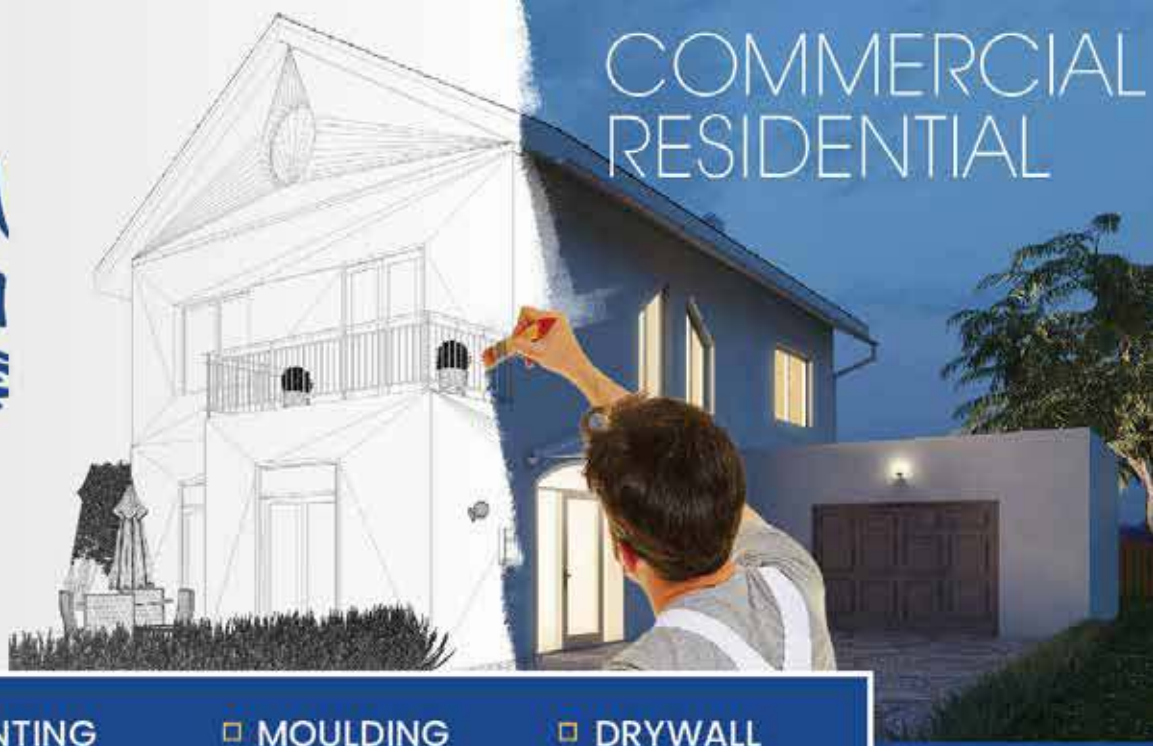
This past month we completed replacement of Gallup Park perimeter fencing. For those who like statistics, the fenced perimeter of Gallup Park is 1,520 linear feet. This was a reserve project which uses funds set aside for replacement of major community assets.

Another recently completed reserve project included the July addition of wood fiber mulch at the Gallup Park playground. As the largest Nellie Gail Ranch playground in both area and play equipment, and as host to our summer concerts, Gallup Park is our busiest playground. The playground received 150 cubic yards of fresh engineered wood fiber to add cushion to the play area under the play equipment. The product we use is not chemically treated and is an entirely natural processed wood. A benefit of wood fiber is a cooler surface than rubber or sand.





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MINUTES

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

TUESDAY, JULY 19, 2022

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:37 p.m.

2. Approved filing a legal complaint against a homeowner for lack of landscape planting and maintenance.

DIRECTORS PRESENT

Mark Fisk
John Park
Loree Blough

DIRECTOR ABSENT

Paul Holland
Joyce Taylor

3. Conducted enforcement hearing with a homeowner regarding unauthorized fountain installation.

4. Conducted enforcement hearing with a homeowner regarding lack of planting on a streetscape facing slope.

MANAGEMENT

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

5. Interview with Tennis and Pickleball Director candidate and review of competitive proposals.

NELLIE GAIL RANCH CORPORATE COUNSEL

Fred Whitney, Whitney Petchul Attorneys at Law

An Executive Session meeting was also held on June 30, 2022. Actions taken include:

II. ELECTION OF OFFICERS

This item was tabled until the August 16, 2022 meeting.

1. Proposals were reviewed for various food and beverage service operating models. The Board interviewed Chef Justin Myers and his team to be concessionaire for food and beverage service at the recreation center bar and restaurant.

III. HOMEOWNER FORUM

Several homeowners attended to participate in the discussion regarding the proposed short term rental restriction CC&R Amendment. A homeowner also requested consideration of the formation of a Tennis Committee.

2. Reviewed Point of Sale (POS) proposals from Toast and Silverware. Management was directed to coordinate review of the Toast POS with potential concessionaire.

IV. EXECUTIVE SESSION REPORT

The regular Executive Session meeting was held on June 21, 2022. Actions taken include:

1. Approved the May 17, 2022 Executive Session Meeting Minutes as submitted.

3. Met with current Tennis and Pickleball Director Bob Hochstadter to review possible transition plan alternatives to fill his role as he prepares for retirement September 30, 2022.

4. Approved a contract with Quezada Professional

Landscape for trimming 107 trees throughout the community.

5. Approved Boulder Earthwork to replace 1,520 feet of dilapidated fencing around the perimeter of Gallup Park.

6. Approve renewal of the Service Agreement with Sea Stallion Scuba for use of Swim Facilities subject to increasing the existing rate of \$95 per day to \$105.

7. Approved renewal of the Service Agreement with Swim Velocity and TriLaVie for use of swim facilities.

8. Approved the purchase of a 30 x 30 dance floor for summer concerts.

9. Approved the purchase, delivery and installation of 153 cubic yards of playground woodchips from Dave Bang Associates for installation at Gallup Park.

10. Confirm cell tower improvement Letters of Authorization will not be signed until Crown Castle has signed an amendment for the proposed project(s) and confirmed the revenue allocation.

11. Received and filed Delinquency Reports

12. Approve a 24-month payment plan to resolve a delinquent account balance.

13. Approved write-off of two accounts totaling \$485 due to property transfer and one account totaling \$11,543 due to discharge of debt in Chapter 7 bankruptcy.

1. Follow up interview with potential Food & Beverage Concessionaire Chef Justin Myers and his team.

2. Approved purchase of TOAST point of sale system for food & beverage sales.

V. CONSENT CALENDAR

Motion: Blough

Second: Park

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

A. CONSIDERATION OF APPROVAL OF JUNE 21, 2022 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated June 21, 2022 as presented.

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

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

The Consolidated Balance Sheet reflects \$3,354,392 in reserve funds, \$2,210,486 in operating funds, \$8,400 in Petty Cash, and \$105,503 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,678,781.

Year to date Assessment Revenue totals \$1,901,350 compared to the budgeted \$2,048,832.

Year to date Total Consolidated Revenue is \$3,049,410 compared to the budgeted \$3,183,013.

An Executive Session meeting was held on July 11, 2022. Actions taken include:

MINUTES - CONTINUED

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$132,293) compared to the budgeted decrease of (\$146,914). Consolidated Net Income year **to date** prior to adjustments for depreciation is \$101,619 compared to the budgeted increase of \$211,236. Year to date reserve funding is \$365,219 compared to a budget of \$353,256. The variance is reserve interest income.

C. DELINQUENCY STATISTICS REPORT

Delinquency Statistics for the Open Session Minutes:

- There is one (1) past owner delinquency with an assessment balance of \$485.40.
- Fifty-seven (57) current owner past due delinquencies total \$48,016 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.8% of the annual assessment budget.

D. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER

Motion: Park

Second: Blough

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

The motion carried unanimously

End of Consent Calendar

VI. NEW BUSINESS

A. SCHEDULE A SPECIAL OPEN SESSION BUDGET MEETING TO REVIEW BUDGET, RESERVES AND FEE SCHEDULES

Direction to Management: To schedule a special open session meeting to focus on the 2022-23 budget the 1st week of August.

B. CONSIDERATION OF APPROVAL TO SUBMIT A PROPOSED CC&R AMENDMENT TO THE MEMBERSHIP FOR VOTE TO RESTRICT SHORT TERM RENTALS

Motion: Fisk

Second: Blough

Direction to Management: To direct Management to prepare a draft survey to determine the level of membership support for the proposed amendment.

The motion carried unanimously.

C. CONSIDERATION OF APPOINTMENT OF INSPECTOR OF ELECTION FOR CC&R AMENDMENT BALLOTING

Motion: Park

Second: Blough

Resolution: To approve appointment of The Ballot Box as Inspector of Election for the CC&R Amendment Balloting subject to confirming the survey reflects support for the draft amendment. Also approved is ballot return postage to be paid by the Association at a cost of \$0.69 per returned ballot.

The motion carried unanimously.

D. CONSIDERATION OF APPROVAL OF PROPOSED PLAN FOR TENNIS DIRECTOR RETIREMENT EVENT

Motion: Park

Second: Fisk

Resolution: To approve the proposed plan for Bob Hochstader's retirement celebration with a budget not to exceed \$8,000. The event will not be funded by homeowner assessments, funds are to be paid from the Tennis Center budget supported by Tennis and Pickleball membership fees.

The motion carried unanimously.

E. CONSIDERATION OF DECEMBER 2022 EVENT(S) SCHEDULING

Motion: Park

Second: Fisk

Board Direction: To request the Events Committee plan two December Holiday Events. One focused on a snow day and another for a December holiday party at the Clubhouse for kids to meet Santa and preferably schedule a trolley or bus to tour the holiday lights

VII. REPORTS

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

VIII. CORRESPONDENCE

Correspondence was received and filed.

IX. NEXT MEETING

The next Regular Open Session Board of Directors meeting is on Tuesday, August 16, 2022 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 9:17 p.m.



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FALL HAS ARRIVED

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

With Summer officially over and the kids back at school, it's time to breakout the calendar that accompanies the school schedule. If you don't have school-aged kids at home, then maybe you're doing it for your grandkids. My family tends to put away anything that resembles a calendar during the summer months and just wing it, but not this summer. This summer, we ventured out to Europe and traveled through three countries. If you're hoping to read about swimming from this post, you'll be disappointed because this post is about traveling during the busiest travel summer in history.

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

On this trip, we traveled through Spain, Portugal, and the South of France. We used dollars and points to get across the pond as tickets this summer were very expensive. Disclaimer, I overspent using points, but I did it anyways because I just couldn't

get myself to pay nearly \$10,000 in airline tickets for 6 people. By using my AMEX points, I was able to bring down the per ticket cost to under \$1,000 per person and since I'm well diversified in my points holdings (Chase Ultimate Rewards, Marriott, and AMEX), I figured I might as well splurge on these well-earned points and keep a little more cash in my pocket. We took the only direct flight you can get from here to Barcelona, which is on Iberia, but careful what you get, because although we booked our travel on Iberia, we ended up traveling on a low-cost carrier called Level. Although it is a low-cost carrier, the plane was nice, the flight attendants were great, and the flight was on time. My only complaint is that the seats were slim, and you practically eat the seat in front of you if its passenger decides to recline the seat. But overall, no complaints.

We spent a few days in Barcelona, then traveled on Vueling, which is a low-cost carrier, to Malaga in the south of Spain. We spent a couple of days there, before taking a quick 1-hour chauffeured van to Marbella, where we spent another couple of days. From there, we took another van to Sevilla where it was a balmy 105° degrees. We spent two nights there and then caught a flight on TAP airlines to Lisbon. TAP is the official airline of Portugal, and I enjoyed it because I love flying, and even more, I love flying turbo prop jets, something we rarely get to do here in the states. Portugal is a must see. If you've never been to Portugal, I cannot express in words how unbelievably amazing that country is. Not only are the people extremely welcoming, but the sights and the pure history of the country is



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enough to make you want to extend your trip a few days. Add in that it is about 30% less expensive than Spain and you will be sold. It is also a place where English is spoken by most of the locals, so it makes it very tourist friendly. Lastly, they are proud to be ranked in the top 10 for safest country in the world for tourism.

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

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

Have a great September and I'll be in touch next month with more!



EQUESTRIAN CENTER NEWS

Barn D Renovation Project

Equestrian show schedules provide our equestrian staff windows of opportunity to complete maintenance projects at the Equestrian Center. The last two weeks of July we had seventeen horses out competing. With so many stalls vacant we were able to do some major repairs to the Barn D stalls replacing rusted metal framing and installing new wood panels. The first half of the barn work was completed by in-house staff in July with the second half to be completed when horses leave for a September show. Painting of the barn will also take place in September. All work at the Equestrian Center is paid by Equestrian Center boarding fees.



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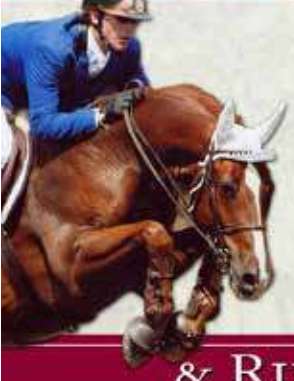
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If you are dedicated to investing in the community, supporting our Owners Association, and believe the audience at NGROA aligns with your best business interests and core values, please contact us at (949)425-1477 and we can send you the forms to get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

Mary Gonzales – maryg@nelliegailranch.org

Dennis Moss – dmoss@nelliegailranch.org

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

Welcome to Nellie Gail Ranch

Jeffrey Saroyan

Steven & Margaret Chidester

Shane & Jacquelyn Whiteside

William & Jill Shedd

TENNIS & PICKLEBALL CENTER NEWS

CONGRATULATIONS TO MYNA MEDICETTY

Myna took home two trophies at the SC L5 Tennis Tournament in August. She won first place for singles and doubles draws!



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

Provided by DP Tennis Academy.



My kids had never played tennis before, and were a little nervous for their first day of tennis camp. When I picked them up from their first day they were all smiles. They loved it! We will definitely be looking into regular lessons at this facility, they are amazing!



So thankful for the Academy and the lovely coaches that made her and her new friends experience so memorable! Lucy had a blast and hasn't stopped talking about camp!



PICKLEBALL PLAY HOURS
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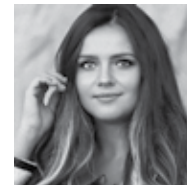
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Properties for Sale	New on the Market	Average Asking Price/Sq.Ft.	Average Sale Price	Average Sale Price as % of Asking Price	Average Sale Price/Sq.Ft.	Average Days on Market of Sold
10 +11.1%	4 No Change	\$692 -\$36	\$2.98M -\$291,850	96% No Change	\$632 -\$29	51 +20



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SURVEY TO CONFIRM THE LEVEL OF MEMBERSHIP SUPPORT FOR A CC&R AMENDMENT TO RESTRICT SHORT TERM RENTALS

The purpose of this survey is to confirm the level of membership support for a draft CC&R amendment that would restrict short term daily, weekend and weekly rentals of less than 30 days. In order to pass, at least seventy-five percent (75%) of the voting power of the Members of the Association must vote to approve. Under current California law, if approved, the CC&R amendment will only be applicable to Owners who take title to a property in Nellie Gail Ranch after the amendment. Current Owners who hold title to a property in Nellie Gail will not be subject to these restrictions, if approved.



1) Would you likely support a proposed amendment?

Yes ☐ No ☐

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

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

Yes ☐ No ☐

Name: _____ (Required Field)

NGROA Address: _____ (Required Field)

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EMERGENCY PREPAREDNESS

EMERGENCY PREPAREDNESS: COMMUNICATIONS DURING DISASTERS

by Dr. Kenneth S. Cheng

This month we will focus on communications, the importance of which cannot be overstated. Having been involved with several disasters and rescues, a common problem we encounter is the lack of communications. Rescue workers have described the inability to get reliable communications as one of the biggest issues hampering rescue and recovery efforts. As this is a critically important topic, we will focus on general communication issues, as well as on the specific communication plan established by the Nellie Gail Emergency Preparedness Committee, it's Block Captains and the Area Coordinators.



PLANNING

Planning before the disaster is the key to successful communications. All members of a household should know how to contact a pre-designated friend or relative who lives out of state. This person can then be the "messenger" or point person of all information in the event you cannot contact your family directly. You should also pre-plan your routes home and share these with family members, determine appropriate detours if bridges or under crossings are unsafe to pass, and establish a pre-designated

meeting location near your home if there is complete destruction of your home or neighborhood.

TWO-WAY COMMUNICATIONS

Home Telephones

We often take this most basic form of communications for granted, assuming it will always be there and available to us. During a major disaster when electrical power will likely be disrupted, landline telephones that plug directly into a phone jack (and do not require any electrical plugs) may still work as they only require small amounts of low voltage electricity that run on different circuits (all cordless home phones, however, will likely be non-operational due to their need for electricity to function.) If these lines are working, it is likely that they will be overloaded with calls leaving their usefulness strictly to chance. Nonetheless, all homeowners should have at least one phone in their home that plugs directly into the phone jack as this may be your only form of long distance, two-way communications.

Cellular/Wireless Telephones

Cell phones are ubiquitous in our society. During a significant disaster where we have a wide-spread power outage, they will have limited value as cell towers typically have a back-up generator that will supply about 2 hours of power to the cell tower; however, similar to land line phones, these cell tower lines will likely be overloaded as well. Text messaging, on the other hand, is an excellent form of communication as the bandwidth required to send a text message is tiny compared to a one-minute voice communication on the same line. The additional advantage of the text message is that once you hit "send," the message can wait in queue until bandwidth is available to transmit the message. Text messaging is one of the best forms

of communication and should be your first line of communications immediately after a disaster. Of course, if electrical power is out, this form of communication will be limited to the operating time of the back-up generators supplying the local cell towers.

Satellite Phones

Satellite phones are available and can provide instant communications from virtually anywhere that offers line of sight with the sky. The drawback to satellite phones is that they are rarely found in urban and suburban areas because other forms of communications are so readily available and less expensive; the high monthly and per minute costs makes satellite phones impractical to have in an emergency preparedness kit. Nonetheless, if you or your neighbor happens to have a satellite phone during a disaster, this should remain operation as long as you have sufficient battery life.

Family Radio Series (FRS)

FRS radios are similar to the "walkie-talkies" we had as kids. These can be very effective when needing to communicate over short distances. The distances will vary based on the terrain and buildings that can block the radio waves. One should also be aware that many of these radios advertise a 10-22 mile range; however, this is based on having no obstruction between the transmitting radio and the receiving radio. Place a single wall in between the radios and the effective distance can be cut down to under a mile. Even at these shorter distances, these radios may still play an important role in local communications. Within Nellie Gail, our Block Captains will use FRS radios to communicate the status of their block to the Area Coordinators.

Citizens Band (CB) Radios

CB radios were much more popular in the 70's and 80's but their use today is very limited. Although theoretically useful for short distance

communications, their low frequency of use and lack of readily available radios makes it unreliable for emergency communications.

Ham Radios

Ham (or Amateur) Radios are one of the best ways of communicating locally and for long distances. Although an FCC license is required to operate a Ham Radio, the advantages of using a Ham are many and obtaining a license requires only a small amount of study and then passing a 35-question test. Once you are licensed, you can easily communicate with other Ham Radio operators in this region, as well as across the country (and in some cases, internationally.) The Nellie Gail community has over a dozen licensed Ham Radio operators, including five members of the Nellie Gail Emergency Preparedness Committee. Ham Radio operators have a long history of assisting in virtually every disaster that has ever occurred. RACES (Radio Amateur Civil Emergency Services) is an organization of Ham Radio operators whose protocol was developed by FEMA and the FCC for the sole purpose of providing communication assistance in regional disasters. Orange County RACES (www.ocpaces.org) is an Auxiliary Communication Service (ACS) of the Orange County Sheriff's Department that provides additional means of communication in the event of a disaster to Orange County. As such, this will be the primary source of communications to and from the emergency authorities during a disaster. This means that in the event of a regional disaster, the Nellie Gail Emergency Command Center will be able to be in direct contact with the Orange County Emergency Operations Center (EOC) on Loma Ridge through the Ham Radio operators of RACES.

Facebook, Twitter and other social media

Although it may seem odd to mention Facebook and Twitter as a means of communicating, these and other social media sites are often used as a way to disseminate information to your friends and family. Obviously you would need to be able to connect to

EMERGENCY PREPAREDNESS

the internet, which may be possible if you have a wireless card and the local tower is not affected by a power outage; or you have electricity (even for a short time) but no phone service. One recommendation is that you get this information out early for two reasons: first, early notification to your friends and family will decrease the need for those outside of the area of calling into a disaster area and tying up phone lines; second, electricity may not be available later during the emergency ("a bird in the hand..."). Those with "smart phones" may also access their Facebook and Twitter accounts from their phone, again assuming the local tower is not affected by a power outage. This is obviously a form of one-way communications but it is an efficient way to notify hundreds of your "followers" of your status. Chat and other texting apps (WeChat, WhatsApp, FB Messenger, etc.) may also be helpful at this can be method of texting others without the need for mobile cellphone towers, but will require an internet or wireless connection.

During the Napa Earthquake in August of 2014, the County of Napa used Facebook and their website as the only two means of communicating the status of county services to the public. For those who are Facebook users, I recommend that you "like" the County of Orange - Emergency Management Bureau by going to www.ocgov.com, clicking on the Facebook icon, and clicking the Facebook icon next to Emergency Management Bureau. Of all county services, the Emergency Management Bureau will be fully operational regardless of the severity of the emergency or disaster.

ONE-WAY COMMUNICATIONS

AlertOC

AlertOC Emergency Communication System is a county-wide communication system designed to alert you to emergency information via a phone call, text message and an email. This system will send county and city specific information for those who opt-in to the service. Should an emergency occur

in the City of Laguna Hills, all of those who live or work in the city can receive emergency notification with instructions on what to do, detours to consider, or steps to take in an emergency situation. The same applies to any county or regional emergency. This is the preferred system in getting emergency notifications out to the regional population, and I strongly recommend all Nellie Gail residents sign up for the AlertOC Notification System. To opt-in, go to www.alertoc.org, scroll down to see the map of Orange County and click on Laguna Hills, then click on "sign up" and following the directions. By entering the city in which you reside, your mobile phone number and email, you will receive these important emergency notifications that pertain to our city and county.

Emergency Alert System (EAS)

The Emergency Alert System is an FCC mandated protocol that instructs local television and radio stations to broadcast emergency information over the airwaves. This is an important means of one-way communication so that you and the community can be informed of emergency information. This assumes that the broadcasters (television or radio) have not been affected by a power outage, and that you are able to receive the broadcast through a generator-powered television or a battery operated radio. Although a generator is optional equipment for your earthquake kit, a battery-operated radio is mandatory.

NELLIE GAIL RANCH EMERGENCY PREPAREDNESS COMMITTEE COMMUNICATIONS

As mentioned above, the Nellie Gail Ranch EPC has the ability to communicate outside of our area via multiple amateur radios, as well as with other air/land/sea radios. Additionally, this author through the county radio system, can also contact the Orange County's Emergency Operation Center should the need arise. The EPC recognizes the importance of communications, and has developed a robust

system with redundancies, back up generators and portable battery-operated systems, all to insure the ability to communicate to first responders or others.

PUTTING IT ALL TOGETHER

During a disaster, homeowners should first try to contact their pre-planned out of state relative, who will act as the point person for the resident. This can be accomplished effectively via a text message. An example of a text would be, "family safe/house ok/enough supplies/staying put/call family and inform/FB login XXXXXX/password XXXXXXXXXXXX, post same info on FB." This text message clearly states your status and intentions, and provides a means for your designee to disseminate your information to others through your Facebook account.

Within Nellie Gail Ranch, our Block Captains will have these FRS radios to communicate to designated Area Coordinators, who will have FRS or Ham Radios to contact the Nellie Gail Emergency Command Center. Should one of our homeowners have an immediate need, they can contact their Block Captain or nearby neighbors by placing the red ("I need assistance") card in their front window. This card notification system has been developed by your Emergency Preparedness Committee as a means of indicating to your neighbors and Block Captain that you need or don't need assistance. Should the Block Captain or neighbors be unable to assist, the Block Captain will use an FRS radios to notify his or her Area Coordinator. The Area Coordinator will then either assist, find other Block Captains who may be able to assist, or will contact the Nellie Gail Command Center (located at the Club House) via FRS radio or Ham Radio. The Command Center can then attempt to either find appropriate assistance for the homeowner in need, or will communicate the need to RACES members and/or the Orange County Emergency Operations Center. This communication relay system will cover nearly every Nellie Gail resident and provide residents a means of getting assistance through other neighbors or through the Command Center. This system, however,

only works with a full complement of Block Captains and Area Coordinators (see About the Author below for more information about being a Block Captain or Area Coordinator.)

Advanced planning is the key to obtaining successful communications during a disaster. It is through this preparation that you increase your chances of survival; it can also mean the difference between life and death. Now is the best time to start your communications plan.

About the Author: Dr. Kenneth Cheng is a 24-year resident of Nellie Gail Ranch and a 10-year member of the Nellie Gail Emergency Preparedness Committee (EPC). He is also a volunteer deputy sheriff with the Sheriff's Department where he is a member of the SWAT team as a tactical physician, and a member of the Search and Rescue team as a High Angle Rope Rescue Technician. He is also a disaster preparedness instructor and CPR/First Aid instructor, and has received certifications in NIMS 100, 200 and 700 (National Incident Management System). Dr. Cheng has participated in dozens of search and rescue incidences, including providing assistance and medical aid to victims of Hurricane Katrina in New Orleans, Louisiana through the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS). Questions about this or other articles, or if you desire more information on how to become a Nellie Gail Block Captain or Area Coordinator, please contact Dr. Cheng at kennethscheng@gmail.com.



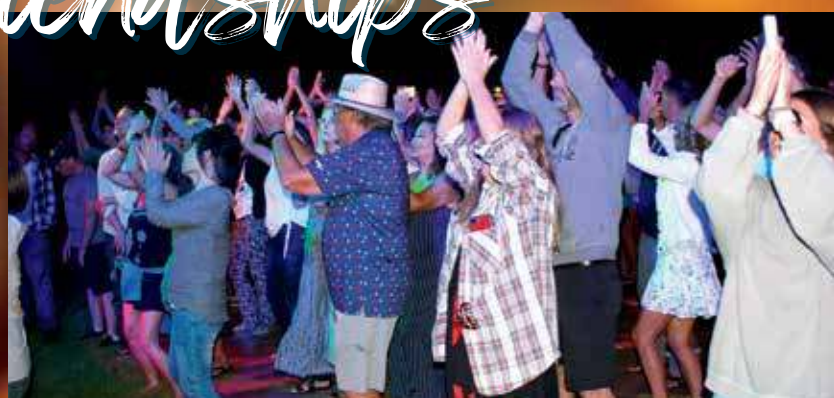
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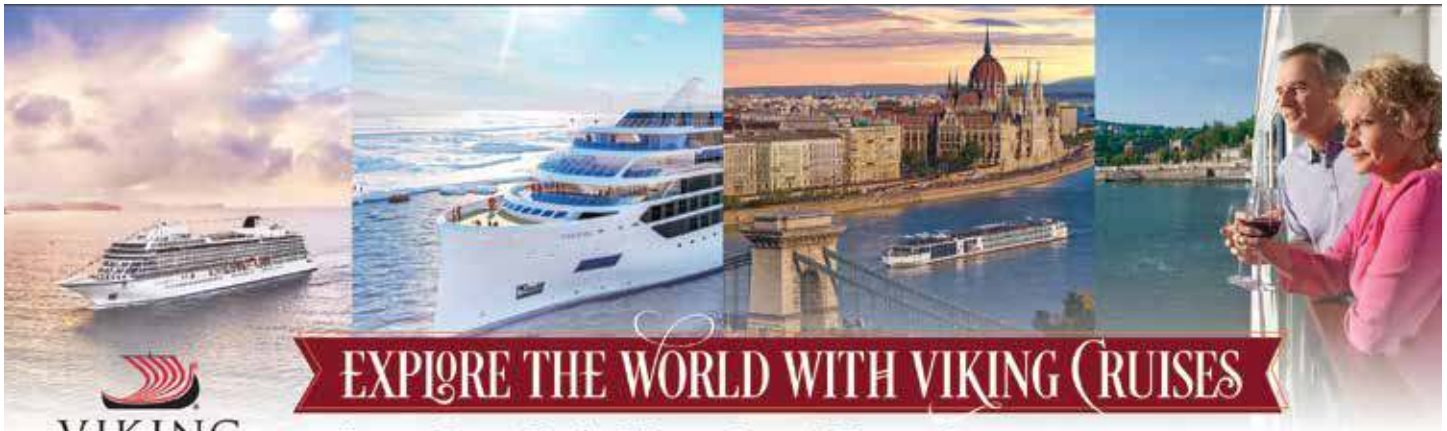


THE LONG RUN

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NEWS FROM TEAM DARKHORSE

By Karen Robbins

BLESSINGS FOR THE BABIES! "Always faithful" proved true once more of our Nellie Gail community, when we requested donations to help us welcome new babies at Camp Pendleton. The collection basket at the HOA offices and tennis club quickly overflowed with your generous gifts. While we don't always know who you are, we know your hearts and see the smiles and gratitude that results!

Team Darkhorse members Laura Dickson and Rose Busta led our "Baby Brigade" squad, and put together 29 new baby gifts, each one with a camp back pack filled to the brim with needed supplies. On Monday, August 8 we delivered all 29 baskets to 3/5 Headquarters on Camp Pendleton. The Marines who helped unload and carry the baskets were wreathed in smiles, one was a new father, and all of them overwhelmed by the generosity. Thank you to all who supported the effort with your Semper Fi spirit.



INCLUSION

Becoming part of Team Darkhorse has meant being included in the lives and friendships with "we few, we happy few, we band of brothers." (Credit to Shakespeare's King Henry V St Crispin Day speech.). The Marines of 3/5 who executed their mission in 2010/11 in Sangin, Afghanistan, who endured loss of friends, and many injuries, extremely grateful for our community's support, are now in their 30's and many have remained in touch with us and share their good news. Two events are of note this past August:

Major Josef Patterson, who served as a 1st Lt Rifle Platoon Commander, remained in the Corps until this year when he retired after 25 years of service. We were included in the small group of family and friends at the ceremony on base at Camp Pendleton. The love and commitment that he and the other Marines who attended, show for one another, other families and our country is of the deepest most selfless sort. Joe has been present at many of our community events, bringing with him his "memorial motorcycle" on which he painted the names of his 25 Marine Corps brothers who died in Afghanistan. He has led the LH Hills Hawks onto the field at "Hawks Hail our Heroes" night multiple times; he is present at the City Race, with his bike on display, he has brought his bike at both Chamber Car shows. He once authored an essay of gratitude to Nellie Gail that was printed in the Pony Express. Now, after 25 years of service to our country, we were thrilled to hear his news that he was hired by Andurill, a fast growing AI company in Orange County. Joe laughingly told us, "My son



SECOND ANNUAL CHAMBER OF COMMERCE CAR SHOW benefits **DARKHORSE MARINES.** Car buffs, owners and spectators alike, showed up in droves for the second annual event on Sunday, August 7. A pancake breakfast held by Polly's Ples, and a CofC raffle raised funds for Team Darkhorse. Present and greeting the public were three young, fit Marines who brought a Pull-up Bar, where all comers could test their physical fitness. We saw a handful of young men, and yes, women, take the challenge and impress the crowd. We saw not so young members of our own group take the challenge, and.....well we were good sports!

who is interested in computers and AI was never that impressed with my Marine Corps stuff, but he is very excited that his Dad is now entering the Tech world!" We wish Joe and his family the best and thank him for his years of service!

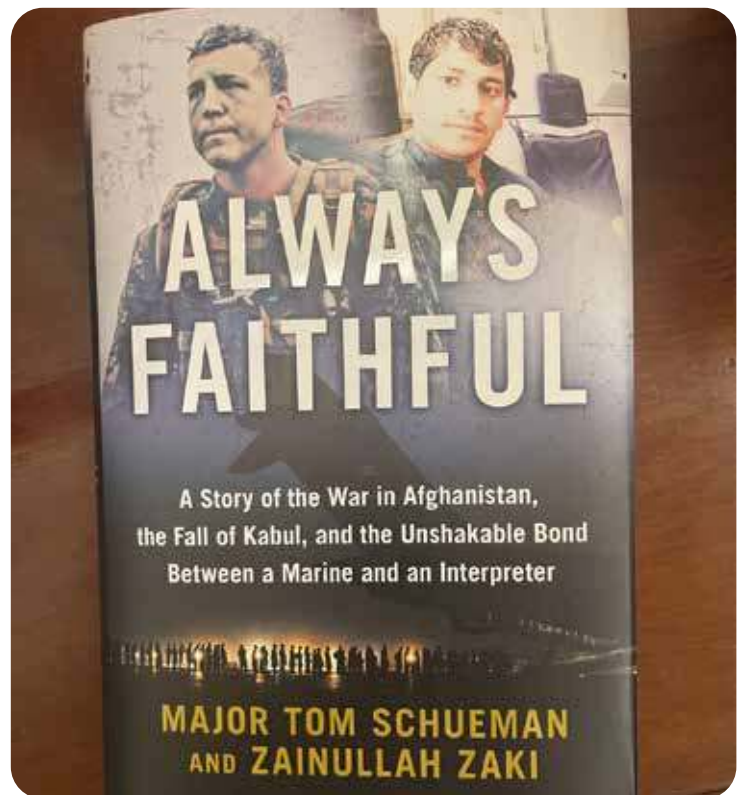


MAJOR TOM SCHUEMAN — COMBAT MARINE, SCHOLAR, FATHER , FOUNDER OF PB ABBATE AND AUTHOR OF "EVER FAITHFUL"

In 2016 we invited then Lt Tom Schueman to speak at a fundraising concert held at Gallup Park in tribute to the 25 Marines killed in 2010/11. He accepted. In 2019 we invited Tom to be the Grand Marshal at our city Memorial Day Race. He accepted. That year the Marine Corps had just selected him to send to Georgetown U in order to complete a Masters in Literature, in prep for his next assignment of teaching literature to freshman cadets at Annapolis. We asked Nellie Gail resident and local boy scout leader Doug Tennant if he'd like to gather a group of scouts to come "meet and greet" Tom and learn more about his experiences. Doug did so.

Three years later, now Major Tom Schueman is reassigned to 3/5 as Operations Officer — but he also is the author of a just published book: "Always Faithful: A Story of the War in Afghanistan, the Fall of Kabul, and the Unshakable Bond Between a Marine and an Interpreter" You can learn more about this story and book, or find interviews with both on line. These are just two of the stories of success among

the young Marines of Darkhorse who came home that year, having trained, fought, struggled but completed their mission and duty, with wounds and yet strengths to adapt and overcome. Joe Patterson at his retirement mentioned Team Darkhorse as the group of citizens who were there to greet them, to show caring and kindness and appreciation for their service. "Marines don't find it easy to express emotion, but trust me, we all love Team Darkhorse and are deeply grateful for all you have done."



For all of those often anonymous supporters of what we do, we thank you! You are the "right stuff" of Team Darkhorse. For those of you who want to get more involved, please contact our new Chairman Vanessa Kon (vanessakon@cox.net). And, I am always happy to talk to anyone who wants to learn more. (35robbins@gmail.com)

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 Chairman Karen Robbins, 35robbins@gmail.com.

CITY OF LAGUNA HILLS PRESENTS



FIRST ANNUAL HERITAGE DAY

Sunday, 10.2.22 @ 12-6 pm

Laguna Hills Community Center & Sports Complex

25555 Alicia Parkway, Laguna Hills, CA

Fall Historical Family Festival

Celebrating our Past, Present and Future

FREE TO THE PUBLIC

WWW.LAGUNAHILLSHERITAGEDAY.COM

Happy 30th Anniversary Laguna Hills!

We're continuing our celebrations this year with our inaugural Heritage Day for our city and neighboring communities! Join us for this historic event!

- Local History Presentation by Moulton Museum
- Ballet Folklorico Dance Performance
- Time Capsule Burial
- Chili Cook-Off
- Pie Eating Contest
- Live Performance & Western Reenactors
- Blacksmith Demonstrations
- Petting Zoo & Pony Rides
- Carnival Rides & Games
- Face Painting
- Heritage Saloon Beer & Wine Garden
- Art on the Town Green Arts & Crafts Fest
- Expo at Central Park Vendor Booths
- Prizes & Awards
- SWAG Bag to First 250 Attendees
- Boots on the Park Line Dancing
- Live Music with Headliner:

Family Style Band

LEGACY



GABRIELINO



**FORT
FITNESS**

RANCHERO

Alpha Omega Constructors, Inc.
Khan Varnishung, Compass Real Estate
Nellie Gail Ranch Owners Association
OC Local

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Jay Lukes | Outreach & Sponsorship Manager
949.678.9399 | sales@thelukesnetwork.com
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PARTNERS



MOULTON
MUSEUM



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SEND US YOUR AD

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

SERVICES

TWO FOR THE SHOW – MUSIC DUO

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

COMPLETE BUILDING AND OFFICE DISINFECTION

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

PET CARE

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

SPANISH TUTORING AND LESSONS

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

EXPERIENCED AND PATIENT MATH TUTOR - LIFELONG NELLIE GAIL RESIDENT

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

PIANO INSTRUCTION IN YOUR HOME

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

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

CARING FUR ANGELS

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

PIANO IS FOR PRESCHOOLERS, TOO!

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

PET SITTING

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

CALLING ALL EQUESTRIANS

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

CLASSIFIED ADS - CONTINUED

FOOT ZONE WELLNESS BY BROOKE

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

BABYSITTING

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

DO YOU HAVE FRUIT TREES? I 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 DANCING

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

HAPPY HOUR MIXER FOR ILLUMINATION FOUNDATION

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

We invite you to learn about Illumination Foundation and the different opportunities to get involved with this organization. Dear neighbors, please join me for a glass of wine and appetizers to learn about how a local non-profit, Illumination Foundation, is integrating housing and healthcare solutions in

Southern California. Our hope is to bring together like-minded community members that are interested in supporting this mission to disrupt the cycle of homelessness. Stop by to learn more, get involved, or just enjoy a glass of wine with neighbors! Please RSVP to Anna at amurphyduehring@ifhomeless.org.

FOR SALE

FRESH HONEY FOR SALE

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

CROSS TRAIN FOR TOTAL BODY WELLNESS

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

LICENSED MARRIAGE AND FAMILY THERAPIST

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

PRECOR EFX546 ELLIPTICAL

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

BERNEODOODLE PUPPIES

Bernese Mountain Dog / Poodle mix. These F1B Bernedoodle's are hypoallergenic and will not shed. They will be 40-60 lbs and stand about 24" when they are grown. They are a smart, athletic, playful, and yet mellow breed. I have 2 males available. You can see pictures at BernedoodlesByFaith.com or call Julie 925-389-6363 to meet them. The cost is \$5000/puppy.

SUBZERO 48" CLASSIC REFRIGERATOR/FREEZER

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

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.

HEALTH

KURE IT WOMEN'S GUILD

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

GET FITT WITH BRITT

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

PRIVATE YOGA LESSONS

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

RENTALS

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.

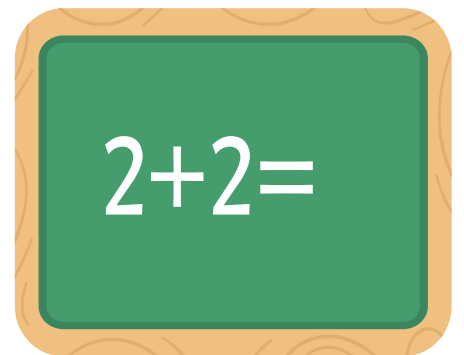
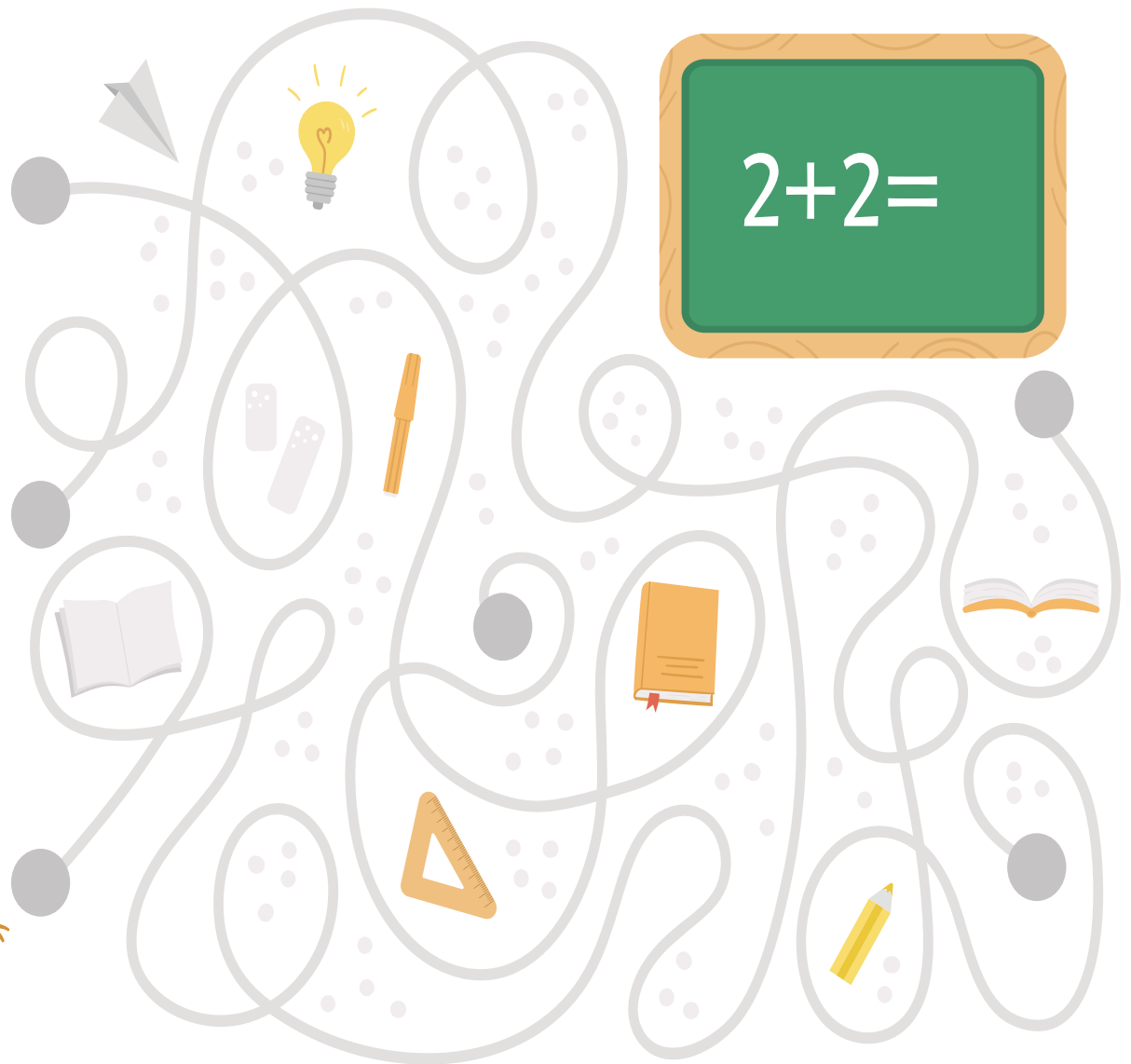
LOST AND FOUND

Lost: Chanel Sunglasses

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

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

WHAT GOES TO THE CHALKBOARD?



RANCH RECIPE



CLASSIC CHICKEN POT PIE

INGREDIENTS

- 1 BOX OF REFRIGERATED PIE CRUST YOUR CHOICE OF SIZE
- 1/3 CUP BUTTER OR MARGARINE
- 1/3 CUP CHOPPED ONION
- 1/3 CUP ALL-PURPOSE FLOUR
- 1/2 TEASPOON SALT
- 1/4 TEASPOON PEPPER
- 1 3/4 CUPS PROGRESSO™ CHICKEN BROTH (FROM 32-OZ CARTON)
- 1/2 CUP MILK
- 2 1/2 CUPS SHREDDED COOKED CHICKEN OR TURKEY
- 2 CUPS FROZEN MIXED VEGETABLES, THAWED

PREPARATION

1. HEAT OVEN TO 425°F. PREPARE PIE CRUSTS AS DIRECTED.
2. IN 2-QUART SAUCEPAN, MELT BUTTER OVER MEDIUM HEAT. ADD ONION; COOK 2 MINUTES, STIRRING FREQUENTLY, UNTIL TENDER. STIR IN FLOUR, SALT AND PEPPER UNTIL WELL BLENDED. GRADUALLY STIR IN BROTH AND MILK, COOKING AND STIRRING UNTIL BUBBLY AND THICKENED.
3. BAKE 30 TO 40 MINUTES OR UNTIL CRUST IS GOLDEN BROWN. DURING LAST 15 TO 20 MINUTES OF BAKING, COVER CRUST EDGE WITH STRIPS OF FOIL TO PREVENT EXCESSIVE BROWNING.

September 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Labor Day Association Office Closed Recreation Center Closes @ 3:00pm	6	7	8	9	10
11 Patriot Day 	12	13 ARC Meeting at 7:00pm	14	15	16	17
18	19	20 Board Meeting 7:30pm at Clubhouse	21 The Watering Hole Opens @ 8:00am	22 First Day of Autumn 	23	24
25	26	27 ARC Submittal Deadline for October 11th Meeting	28	29	30	

BRAD FELDMAN GROUP KNOWS NELLIE GAIL RANCH

RECENT SUCCESS

IN ESCROW



25732 HIGHPLAINS TERRACE | LISTED FOR \$2,999,999

6-BR | 7-BA | APPROX. 6,841 SF



IN ESCROW



27182 WESTRIDGE LANE | LISTED FOR \$2,795,000

5-BR | 4.5-BA | APPROX. 3,912 SF

IN ESCROW



26922 ROCKING HORSE LANE | LISTED FOR \$1,750,000

4-BR | 3-BA | APPROX. 2,826 SF

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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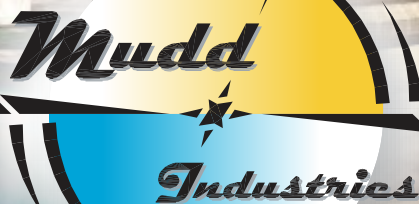




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Walls
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