



April 2020

# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



## INSIDE:

Pre-Ballot Notice For 2020 Election  
Classified Ads  
Puzzle Paddock

## APRIL ISSUE:

Swim Center News  
Ranch Recipe  
Business Directory





# MADDUX

— REALTY GROUP —

**JUST LISTED**



*Incredible Single Story Home*

*25821 Pecos • Nellie Gail Ranch*

INCREDIBLE SINGLE STORY NELLIE GAIL RANCH HOME has been completely remodeled throughout. This impeccably maintained ranch style home has 4 bedrooms plus an office spread out over 3,300 square feet of gorgeous living space. *Listed at \$1,599,900*

**#1 SELLING REAL ESTATE COMPANY IN LAGUNA HILLS**

**RON MADDUX**

949.433.2157

ron@isellsoc.com

DRE #01438203



**MADDUX**  
— REALTY GROUP —



**REGENCY**  
REAL ESTATE BROKERS

25950 Acero Ste. 100, Mission Viejo, CA 92691

Information deemed reliable but not guaranteed. This is not intended to solicit listed property. Designed/Printed By One Step Services 1-888-587-5301. © Copyright, all rights reserved.





# TABLE OF CONTENTS



- 05** Director's Message
- 07** Board of Directors Meeting
- 11** Pre-Ballot Notice For 2020 Election
- 12** Architectural Review
- 13** Litigation Disclosure Statement

- 17** Swim Center News
- 32** Nellie Gail S.M.A.R.T.
- 33** Business Directory
- 35** Classified Ads
- 28** Ranch Recipe

# Community Contacts



25211 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 425-1477

Fax: (949) 425-1478

[www.NellieGailRanch.org](http://www.NellieGailRanch.org)

## **Brian Mitchell**

*General Manager*

[bmitchell@nelliegailranch.org](mailto:bmitchell@nelliegailranch.org)

## **Dennis C. Moss**

*Operations Manager Parks & Recreation Facilities*

[dmoss@nelliegailranch.org](mailto:dmoss@nelliegailranch.org)

## **Jeff Hinkle**

*Facilities & Compliance Manager*

[hinkle@nelliegailranch.org](mailto:hinkle@nelliegailranch.org)

## **Diane Goodchild**

*Community Associate*

[goodchild@nelliegailranch.org](mailto:goodchild@nelliegailranch.org)

## **Monique DiBonaventura**

*Communications and Events Coordinator / Pony Express Editor*

[moniqued@nelliegailranch.org](mailto:moniqued@nelliegailranch.org)



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660



25202 Nellie Gail Road, Laguna Hills CA 92653

Office: (949) 425-1477

Cell: (949) 371-1595

## **Charee Jones**

*Equestrian Center Manager*

[equestrian@nelliegailranch.org](mailto:equestrian@nelliegailranch.org)

## **Manuel Ruelas**

*Operations Manager*

[manuelr@nelliegailranch.org](mailto:manuelr@nelliegailranch.org)

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

## Board of Directors


Mark Fisk	PRESIDENT
Loree Blough	VICE PRESIDENT
Alex Presley	CO-TREASURER
Joyce Taylor	CO-TREASURER
John Park	SECRETARY

**DISCLAIMER:** The paid advertisements contained within the *Pony Express* magazine are not endorsed or recommended by Nellie Gail Ranch Owners Association (NGROA). Therefore, NGROA may not be held liable or responsible for business practices of these companies. Any use of the "Nellie Gail" name in said advertisements is not affiliated with Nellie Gail Ranch Owners Association. Opinions expressed within are not necessarily the views of NGROA and takes no responsibility for content or claims made within.

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 & employees are not responsible for any errors, inaccuracies or claims in articles or advertisements printed herein. Any opinions stated herein are solely those of the individual authors and do not necessarily reflect the opinions of NGROA or its representatives.

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

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



**Studio 6** ARCHITECTS

Architecture + Planning  
949.388.5300  
[studio6architects.com](http://studio6architects.com)

## Important Numbers

(949) 425-1477	Association Office
(949) 831-6660	Nellie Gail Ranch Tennis & Swim Club
(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
(714) 971-2421	Vector Control
(877) 728-0446	CR&R (Trash Pickup)
(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDG&E
(800) 427-2200	Southern California Gas Company
(949) 470-3045	Animal Control (Mission Viejo Shelter)

## County of Orange

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

## Assessment Remittance Address

Please remit all assessments to:  
P.O. Box, 62053, Newark, NJ 07101-8060  
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 April Open Session Board Meeting and Homeowner Forum is currently scheduled for April 21<sup>st</sup>. Due to state and federal restrictions for meeting in groups we are considering options for some form of conference call that homeowners could potentially call in to. We will be sending call-in information to homeowners via our weekly e-mail in which we provide copies of posted notices and other important membership information and updates. If you are not currently receiving our weekly e-mail please scan the QR code on the cover of this issue and sign up for electronic distribution of Association documents. All agenda and support items must be submitted in writing to the Association Office at least two weeks in advance of the meeting to allow Board Members ample time to review all materials. 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 at the Association Office. 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**

**Landscape Committee**

**Security Committee**

**Trails & Safety Committee**

**Events Committee**



# Director's Message

By Mark Fisk



We are all familiar with the idiom, "Every cloud has a silver lining." The origin of this saying is most likely traceable to the year 1634 when John Milton Penned his masque Comus. In it, the quote appears as "Was I deceived or

did a sable cloud Turn forth her silver lining on the night?"

It's hard to imagine a darker cloud than a global pandemic. It has affected all of our lives, some more than others. In spite of the challenges we face, there are still elements of positivity. Putting a focus on these aspects can serve as a welcome reprieve from the abundance of ever developing information that fosters well-placed fear and anxiety for self-preservation. This cloud's silver lining takes form as a realignment of priorities in our lives.

In times of uncertainty, it becomes evident that the health and safety of the ones we love far surpasses all other items previously thought to be important parts of daily life. The normal hustle and bustle of life has made it easy to overlook the value of consistently spending time with family. Though it may be forced family time, the benefits are manifest in developing a closer and deeper interpersonal connection with those that we love. When age groups are categorized as high risk for severe complications, we have a renewed awareness of the importance of the parents and grandparents in our lives.

With challenge comes appreciation. With schools closed and parents responsible for structuring their children's daily education routine via distance learning tools, March 2020 has become a Teacher Appreciation Month like no other. Teachers have gone above and beyond to balance

the educational needs of their classrooms with the health and safety of the students. These are immense new challenges that are being taken on with the fierce vigor that seems a quality inherent of those who have chosen to be educators. With social distancing in full effect, it is not long before we recognize the importance of our close friends and the fulfillment that our relationships bring.

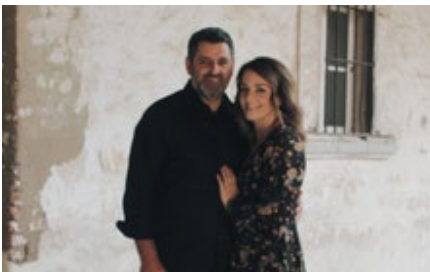
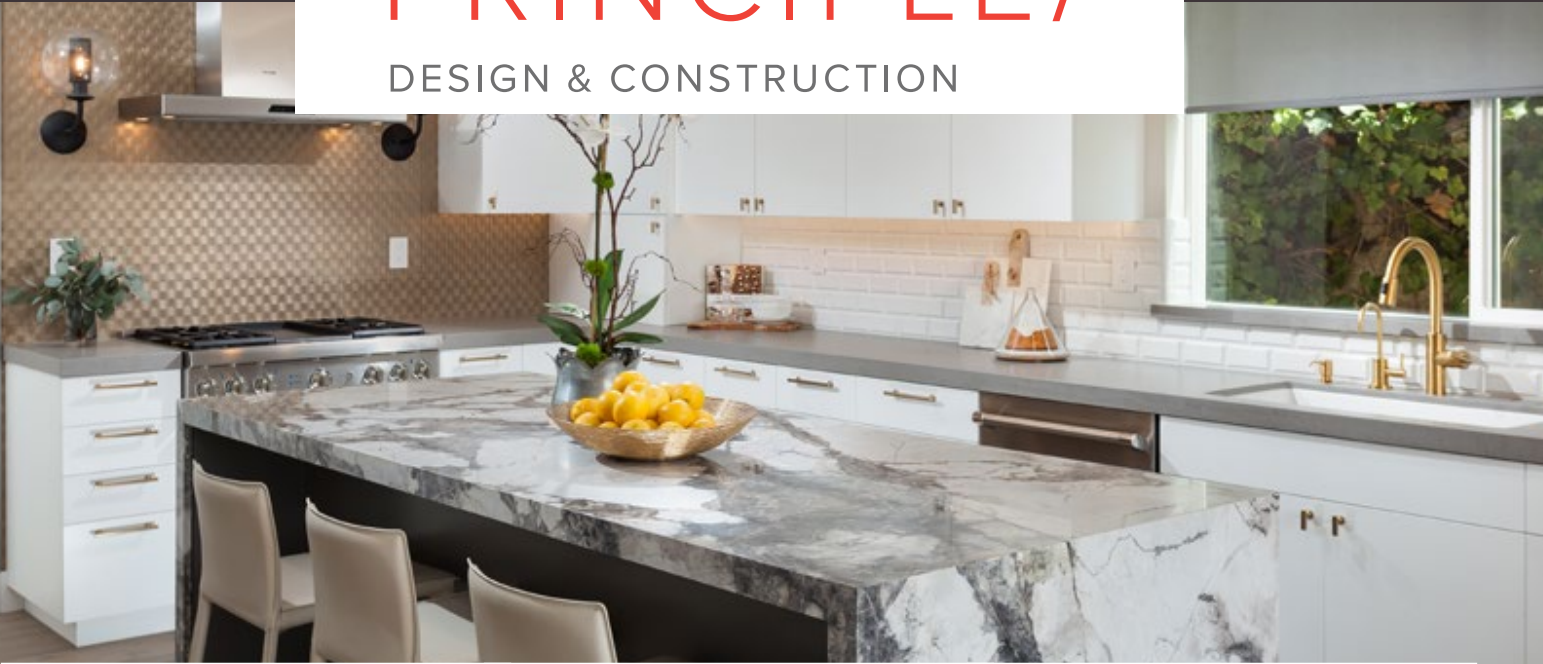
Physical separation has brought a surge of technology usage. Many people that would have hesitated to utilize technology in favor of their comfortable routine have dove in headfirst, gaining experience and skills that they otherwise would not have. The elderly marvel at seeing and speaking with their family members on a digital screen. For their families, this is far from preferred, but a welcome alternative when risk factors are so high. Ladies are planning and enjoying "Girls Night In" by video conference. Teachers are using new educational tools while patiently figuring ways to get thirty-first graders to mute the microphones on their Chromebooks. Multitudes of professionals are setting up offices at home to work remotely.

People are spending more time outdoors. We are so blessed to have our beautiful system of trails. Never have so many people used them for fresh air and exercise. Couples, Individuals, and full families have been out hiking and enjoying our incredible spring weather. Deferral of home projects that have been on the "to do" list no longer be justified. Neighbors are finding enjoyment in gardening and yard improvement. When times are challenging, we can count our blessings.

When the dust settles, things will return to better than normal. Our gatherings will be larger. Our respect for life will be greater. Our back-ordered non-essentials will be delivered by Amazon. Toilet paper will be on the shelves at every store. Hopefully, lessons that were learned will not be easily forgotten. Not only should we continue to practice safe hygiene and handwashing, but remember the importance of making time for the priorities in our lives.

# PRINCIPLE/

DESIGN & CONSTRUCTION



Jack and Ojini Arzoumanian are the husband and wife duo behind Principle Design and Construction, a boutique style design and build firm specializing in residential kitchen and bath remodels and additions.

Best of HOUZZ 6 years in a row

[www.principledc.com](http://www.principledc.com)



@Principle\_dc

*A Design/Build Firm*  
**949.266.7899**  
**License #B971306**

# Board of Directors Meeting

## NELLIE GAIL RANCH OWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING REGULAR SESSION

**TUESDAY, FEBRUARY 18, 2020**

#### **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  
John Park  
Alex Presley  
Joyce Taylor  
Loree Blough

#### **MANAGEMENT**

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

#### **II. HOMEOWNER FORUM**

##### **A. OPEN HOMEOWNER FORUM**

Four (4) homeowners signed in to speak at the meeting regarding recent coyote sightings, community arenas and unmaintained fences. An additional eight (8) homeowners attended to speak to agenda items regarding the proposed tree planting line item.

#### **III. INTRODUCTION OF EQUESTRIAN CENTER INSTRUCTOR AGREEMENT APPLICANT - ALEX GIBSON**

The board introduced Alex Gibson as an Equestrian Center Instructor approved to provide driving, groundwork and general equitation lessons and training at the Nellie Gail Ranch Equestrian Center.

#### **IV. EXECUTIVE SESSION REPORT**

**An Executive Session meeting was held on January 21, 2020**

Actions taken included:

- Approval of a new agreement with TOPS to upgrade to their cloud-based software.
- Approval of the November 19, 2019 Executive Session Minutes.
- Approval of the December 13, 2019 Executive Session Minutes
- Approval of the December 17, 2019 Executive Session Minutes
- Reviewed status of legal, violation and enforcement matters.
- Reviewed legislative update regarding accessory dwellings.
- Reviewed appeal for new home construction at 25031 Buckboard
- Approval of Summer Concert Series agreement with Mark Wood Entertainment
- Approval of the service agreement with Chip and Charge, Inc. for revenue sharing for pickleball programming.
- Approval of a contract with Always on Point, Inc. for the fabrication and installation of handrails at the Equestrian Center clubhouse.
- Approval of a contract with Window Crafters for the installation of a pocket door at the Equestrian Center clubhouse.
- Approval to ratify contracts with Advanced Painting and The Finishing Touch Flooring
- Approval to renew the landscape contract with Sunset Landscape
- Received and filed the Collection and Delinquency Reports
- Approval to write off uncollectable accounts.
- Received and filed the Violation Report.

**An Executive Session meeting was held on January 5, 2020**

Actions taken included:

- Reviewed proposed exterior hardscape building contract proposals
- Reviewed proposed contracts for stain of cabinets, window casing and door casing.



- Approval of contract with Mancino Door for door casing, door fitting and hardware installation.

## V. CONSENT CALENDAR

**Motion:** Park

**Second:** Taylor

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

**Ayes:** Fisk, Park, Presley, Taylor

**Nays:** None

**Abstain:** Blough (from minutes only)

**The motion carried.**

### A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

**Resolution:** To approve the Open Session Minutes dated January 21, 2020 as presented.

### B. CONSIDERATION OF APPROVAL OF THE NOVEMBER 30, 2019 FINANCIAL STATEMENTS

**Resolution:** To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,521,510 in reserve funds, \$1,833,650 in operating funds, \$8,400 in Petty Cash, and \$447,902 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,811,462.

Year to date Assessment Revenue totals \$848,590 compared to the budgeted \$614,859.

Year to date Total Consolidated Revenue is \$1,116,377 compared to the budgeted \$880,155.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$68,647) compared to the budgeted decrease of (\$150,855). Consolidated Net Income year to date prior to adjustments for depreciation is \$453,508 compared to the budgeted of \$197,027. Year to date reserve funding is \$129,274 compared to a budget of \$109,650. The variance is reserve interest income.

### C. CONSIDERATION OF APPROVAL TO RECORD LIEN ON ONE (1) PROPERTY

**Resolutions:** To authorize and instruct Management to record a lien on one (1) delinquent account should their assessments not be paid within the time period established

in the Intent to Lien Letter. In accordance with the Corporation's Assessment Collection Policy, a letter was sent to the homeowners notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

1162-02	\$2,068	\$3,074.80
---------	---------	------------

### D. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE

**Resolution:** Per California Civil Code 5705( c ), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the properties mentioned below:

Parcel Number
627-431-07
636-341-02

### Supplemental Delinquency Statistics for the Open Session Minutes:

- Three (3) past owner delinquencies total \$6,777 in assessments and \$1,246 in assessment judgments.
- Twenty-four (24) current owner past due delinquencies total \$40,287 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on fourteen (14) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.9% of the annual assessment budget.

### End of Consent Calendar

## VI. OLD BUSINESS

### A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT RECREATION CENTER SLOPE

Committee Members representing the Landscape Committee and the Trails & Safety Committee presented comments in favor of and

opposed to the proposed planting of fourteen (14) trees on the Recreation Center slope above the Equestrian Center. Homeowners attending the meeting also provided comments in favor of and opposed to the proposed planting. The Board considered deferring the matter to the next meeting for the two Committees to meet and provide a revised recommendation however but both Committee's requested a decision be made.

**Motion:** Blough

**Second:** Park

**Resolution:** To deny the proposed planting of trees on the Recreation Center Slope.

**Ayes:** Blough, Park,

**Nays:** Fisk, Presley, Taylor

**The motion did not carry.**

**Motion:** Fisk

**Second:** Taylor

**Resolution:** To approve planting of eight (8) of the fourteen (14) trees recommended by the Landscape Committee and approve the Trails & Safety Committee to select which six (6) trees to exclude of the fourteen (14).

**The motion carried unanimously.**

**Motion:** Blough

**Second:** Presley

**Resolution:** Prior to planting additional trees in the community, the Landscape Committee is to provide the Board with a trimming schedule and approximate annual cost to support the funding for ongoing maintenance.

**The motion carried unanimously.**

## **VII. NEW BUSINESS**

### **A. CONSIDERATION OF APPOINTMENT OF NOMINATING COMMITTEE**

**Motion:** Blough

**Second:** Park

**Resolution:** To appoint Liz Abodo, Wil Loeffler Members of the Association and Alex Presley, Board Member to serve on the Nominating Committee for the 2020 election.

**The motion carried unanimously.**

### **B. CONSIDERATION OF APPOINTMENT OF INSPECTOR OF ELECTION AND APPROVAL OF INSTRUCTIONS TO INSPECTOR**

**Motion:** Park

**Second:** Taylor

**Resolution:** To approve appointment of The Ballot Box as Inspector of Election for the June 3, 2020 Annual Meeting and Election of Directors and subsequent June 10, 2020 reconvened meeting as may be scheduled, and to approve the Instructions to Inspector or Election. and,

To approve the deadline date of no later than May 1, 2020 for the ballot mailing.

and,

To confirm ballot return postage will be paid by the Association at a cost of \$0.69/returned ballot.

**The motion carried unanimously.**

### **C. CONSIDERATION OF APPROVAL OF JUNE 2020 BALLOT MEASURE FOR MEMBERSHIP VOTE**

**Motion:** Park

**Second:** Blough

**Resolution:** To approve a ballot measure to be voted on by the membership June 3, 2020 confirming a preference to continue or discontinue the 24-Hour Mobile Patrol Service.

**The motion carried unanimously.**

## **VIII. REPORTS**

The following reports were received and filed by the Board: Architectural Review, Communications, Equestrian Center, Events, Landscape Committee, Landscape - Sunset, Solar, Swim Center, Tennis Center and Trails/ Common Area.

## **IX. CORRESPONDENCE**

Correspondence was received and filed.

## **X. NEXT MEETING**

The next Open Session Board of Directors meeting is March 24, 2020 at 7:30 p.m.

## **XI. ADJOURNMENT**

The meeting was adjourned at 9:05 p.m.





## Ron Larson Memorial Table

What a wonderful group of friends and neighbors we are blessed with in Nellie Gail Ranch!

Money kept flowing in for Ron's Bench, and we far exceeded our goal. We acquired enough money to order a concrete table with attached benches and a plaque. It recently arrived and has been installed next to Ron's Bench at Gallup Park (near the basketball court). Heartfelt appreciation to all who donated. We appreciate your kindness.

On Friday, March 6, approximately 50 family members, friends, and neighbors of Ron gathered at Gallup Park to celebrate and christen the memorial table and bench.

The evening included lots of laughter, hugs, fist bumps, and bonding. We are truly grateful for such awesome, kind, and giving people!

Joan Reynolds

The Nellie Gail Ranch Owners Association offers its condolences and deepest sympathy to the family of Dr. William Robert Loeffler. Fondly referred to as "Dr. Will," passed away peacefully surrounded by family at Saddleback Medical Center in Laguna Hills, CA, on March 25, 2020, at the age of 70. Dr. Will was an integral part of the Nellie Gail Ranch community, serving as a member of the Security Committee, Nominating Committee, and Neighborhood Watch Mustang block captain. He was a loving husband, incredible father, loyal friend, caring brother, and inspiring teacher to many. Dr. Will never met a stranger. His gentle and infectious smile was welcoming and put those around him at ease. Dr. Will worked for and with many companies over the years, offering his expertise in Quality Management. He also owned and operated his own company, The Loeffler Group, Inc. and later The New Loeffler Group, Inc. for 37 years. Dr. Will was known by many across the world for his ability to offer business solutions and strategies, often accomplishing the most challenging tasks as his clients described as "making the impossible happen." Left to love and remember Dr. Will are his wife, Anjian Zhu; his daughter Kelly (Tony) Massenelli of Columbus, OH, his sons Robert (Julie) Loeffler and Luke Loeffler of Laguna Hills, CA; his brother Gary (Kathy) Loeffler of Maumee, OH; and his nephews Kevin Loeffler and Steve (Beth) Loeffler of Denver, NC. Dr. Will's grandchildren, Olivia & Luca Massenelli. Dr. Will was preceded in death by his parents, Harry and Frances Loeffler.

Due to the current circumstances, a celebration of his life will be planned at a later date. In the meantime, please visit this website ([www.forevermissed.com/dr-william-robert-loeffler](http://www.forevermissed.com/dr-william-robert-loeffler)) to view pictures, listen to some of his favorite songs, and leave your condolences, memories, pictures, and stories.





**PRE BALLOT NOTICE OF BOARD OF DIRECTORS ELECTION AND SPECIAL BALLOT MEASURE  
(NOTICE DATE MARCH 27, 2020)**

**Annual Meeting Dates:** Wednesday, June 3, 2020 & Wednesday, June 10, 2020

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

**Time:** 6:30 PM

The Annual Meeting of the Members and Election of Board of Directors is set for **Wednesday, June 3, 2020, at 6:30 p.m.** at the Nellie Gail Ranch Clubhouse at 25281 Empty Saddle Drive, Laguna Hills, CA. In order to achieve quorum, at least fifty percent (50%) of the Homeowners (i.e. 704 out of 1407 members) must vote. Historically, less than 50% of the membership participates in the Annual Meeting, and the meeting must be adjourned to another date. The quorum at such adjourned meeting shall be lowered to twenty-five percent (25%) (i.e. 352 out of 1407 members). The Reconvened Election meeting date, if necessary, will be **Wednesday, June 10, 2020, at 6:30 pm** at the same location. The inspector of election will be in attendance at this meeting.

**This year three (3) seats are up for election. The three (3) nominated candidates that will appear on the ballot are:**

**Mark Fisk**

**Joyce Taylor**

**John Park**

**Also included on this years' ballot will be a special ballot measure for a membership vote to continue or discontinue 24-hour mobile patrol services.**

A ballot for the election of directors and the special ballot measure will be mailed to all homeowners by the Inspector of Election prior to May 3, 2020. The ballot mailing and the May 2020 issue of The Pony Express will have candidate bios and information. Return ballots must be received in the envelopes provided by the inspector and signed where indicated to be valid. Ballots may be returned by mail, or other certified delivery to: The Ballot Box, 13681 Newport Ave. #8-341, Tustin, CA 92780. The deadline for the receipt of mailed ballots is close of business on June 1, 2020 for the June 3<sup>rd</sup> meeting or, if we do not meet quorum, June 8, 2020 for the reconvened meeting. The preferred method for returning your ballot is by mail; however, the Nellie Gail Ranch office will also have a locked ballot box if you prefer to drop off at 25211 Empty Saddle Drive, Laguna Hills, CA 92653. Ballots will also be accepted at the June 3, 2020, and June 10, 2020, meetings.

Please review and verify the accuracy of the information we have on file for mailing you your ballot and the person(s) who will appear on the voter list who are qualified to cast the ballot. Your April 2020 quarterly assessment statement has the information we reflect as to Members of Record (on title) for your property and your preferred mailing address. Only members of record may vote. Please review the names and mailing address on your assessment statement and if there is an additional person on title, trustee or person with power of attorney for your home, please provide us copy of the title or power of attorney and a request to revise the information prior to April 24, 2020. Likewise, if you have an alternative preferred address for the ballot to be mailed, please provide prior to April 24, 2020. You may e-mail to [admin@nelliegailranch.org](mailto:admin@nelliegailranch.org) or send by mail to 25211 Empty Saddle Drive, Laguna Hills, CA 92653.

For any questions regarding the Annual Meeting and Election of Board Directors, please e-mail [admin@nelliegailranch.org](mailto:admin@nelliegailranch.org) or call the Association office at (949) 425-1477.



# Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on March 10, 2020.

**The Next Deadline for ARC Submittal is April 28, 2020.**

ADDRESS	PROJECT	RESULTS
25316 Stageline	Resubmittal Rear Hardscape	Discussion
27766 Greenfield	Front Hardscape/Landscape	Denied
25781 Dillon	Solar	Approved with Conditions
26155 Oroville	Windows & Painting	Denied
26151 Mt. Diablo	Pavers	Approved
27572 Deputy	Solar	Approved with Conditions
25151 Buckskin	Painting/Garage Doors/Fencing	Approved with Conditions
25252 Derbyhill	Addition/Rear Hardscape/Landscape	Denied
26162 Glen Canyon	Resubmittal Patio Cover	Denied
25456 Nellie Gail	Rear Hardscape/Patio/Refinish Pool	Approved
27551 Boothill	Solar	Approved with Conditions
27472 Hidden Trail	Front Gates	Denied
25002 Buckboard	Rear Hardscape/Landscape/Solar	Approved with Conditions
25791 Nellie Gail	Resubmittal-Painting of Barn	Approved
27732 Greenfield	Addition <300 sq ft	Approved with Conditions

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

**NELLIE GAIL RANCH OWNERS ASSOCIATION**  
**LITIGATION DISCLOSURE**

***Reames v. Nellie Gail Ranch Owners Association, et.al.***  
**Orange County Superior Court Case No. 30-2015-00818730**

On November 5, 2015, the Reames Trust 2002, by and through Trustees Charles Reames and Deborah Reames (collectively the “Reames”) filed a civil legal action in the Orange County Superior Court against Defendants, Nellie Gail Ranch Owners Association (“Nellie Gail”), and Ramin Tayani and Kathy Tayani (collectively the “Tayanis”), asserting: 1) Damages, 2) Equitable Relief (Temporary, Preliminary, and Permanent Injunctions), and 3) Declaratory Relief from Causes of action for Nuisance, Breach of Fiduciary Duty, and Breach of Governing Documents. On January 12, 2016, the Reames filed their First Amended Complaint alleging: 1) Damages, 2) Equitable Relief (Temporary, Preliminary, and Permanent Injunctions), and 3) Declaratory Relief from Causes of action for Nuisance, Breach of Fiduciary Duty, and Breach of Governing Documents. Thereafter on May 16, 2016, the Reames filed their Second Amended Complaint asserting: 1) Nuisance, 2) Breach of Fiduciary Duty, 3) Breach of Governing Documents, 4) Negligence, and 5) Invasion of Privacy. Pursuant to a Demurrer by Nellie Gail, the cause of action for Invasion of Privacy was dismissed by the Court on September 7, 2016. Thereafter, Nellie Gail filed its answer to the Reames’ Second Amended Complaint on September 26, 2016.

The Reames’ Second Amended Complaint alleges that in mid-October 2015, Nellie Gail’s Architectural Review Committee (“ARC”) approved plans for the construction of a 5,300 square foot addition to the Tayani residence, as well as landscape and hardscape improvements to the Tayani’s rear yard, in violation of the Association’s Conditions, Covenants, Restrictions and Reservations and Architectural Guidelines.

The Association’s Architectural Committee, including the Association’s retained architect, reviewed each application and remodel plan filed by the Tayanis from July 28, 2015 through January 19, 2018, either denying, conditionally approving, or approving various plans related to construction of an addition onto the residence, as well as various landscape and hardscape modifications to the rear yard. In sum, the Association’s Architectural Committee reviewed fifteen (15) applications and revised applications, including remodel plans.

The Reames settled the matter with the Tayanis and dismissed them from the action on May 16, 2016. However, Nellie Gail remains a party to the action.

The parties participated in mediation on February 26, 2016, and a Mandatory Settlement Conferences on March 13, 2020.

This matter was originally set for a jury trial on November 6, 2017, which was continued to December 4, 2017, January 14, 2019, March 16, 2020, and August 3, 2020.

Plaintiff seeks an unspecified amount of damages. The outcome of litigation, at this point, remains uncertain, as is the financial impact on the Association, if any. The lawsuit has been tendered to the Association’s insurance company and is being defended pursuant to the terms and conditions of the Association’s insurance policy.



Circle Time - Science - Art - Nature Walks

## NELLIE GAIL RANCH PRESCHOOL

Loving Christian Home Environment

Specializing in Kindergarten Preparedness

Established 1993 Ages 2-5 Years

**Michele Gibson, Director**

Certified in Child Development

**949-290-1924**

CA License #300615487

Music - Movement - Reading - Playtime



Bible Stories - Gardening

Printing - Dramatic Play



## QUEZADA PRO LANDSCAPE, INC.

Landscaping ~ Hardscape ~ Tree Service  
Certified Arborist on Staff

Javier Quezada

949.439.2251

President

951.579.1076 fax

Lic. #864980

Quezadapro@aol.com



Need a New Roof? Or Maybe a Small Repair?



## PACIFIC CREST ROOFING

*Specializing in Residential Roofing*

Re-Tile • Re Roofs • Roof Repairs  
Dry-Rot Repairs  
Termite Damage Repairs

**JAY GIOIA, OWNER**

**949-916-5393**

Local Nellie Gail Resident

Fully Insured - Licensed - Bonded  
CA LICENSE No. 986602 C-39  
PacificCrestRoof.com

## HAYDEN SHOW JUMPING



DEVELOPING  
RISING  
STARS  
IN  
SHOW  
JUMPING

& RIDING SCHOOL

GROUP & PRIVATE  
LESSONS

For riders of all ages and skill levels  
using our riding school  
horses and ponies.

SUMMER & WINTER  
CAMPS



**MICKEYHAYDEN.COM**

(949) 448-0823

NELLIE GAIL EQUESTRIAN CENTER ~ UPPER BARN



## JUVIN PEST MANAGEMENT

wild life tarping, gopher, bird, and rodent control.

General pest commercial and residential

**JUVIN DIAZ**

Sales and Technician

(949) 351-8643

emmedtdiaz@gmail.com

665 baker st

Costa Mesa 92626

*Veteran Owned Business*



PONYEXPRESS@NELLIEGAILRANCH.ORG

*Experience Has Its Benefits*  
*Blending New Technologies With Traditional Values*  
**OVER 885 HOMES SOLD**  
**IN THE RANCH OVER THE LAST 28 YEARS**



**JUST SOLD • NELLIE GAIL RANCH**  
Rapid Falls Road • *Represented Seller*



**JUST SOLD • NELLIE GAIL RANCH**  
Hidden Trail Road • *Represented Seller*



**JUST SOLD • NELLIE GAIL RANCH**  
Sorrell Place • *Represented Seller*



**IN ESCROW • NELLIE GAIL RANCH**  
Stetson Place • *Representing Seller*



# TATE | LAMOTT | GROUP

*Relationships, Reputation & Results  
Proven Marketing Strategies. Personal Touch.*

NellieGailRanch.net

JERRY LAMOTT • 949.472.9191 • jerrylamott@surterreproperties.com

BEN TATE • 949.244.3748 • btate@surterreproperties.com

SARAH TATE • 949.244.6038 • state@surterreproperties.com



DRE#01882269 • DRE#00469045 • DRE#01871507



**JUST LISTED • NELLIE GAIL RANCH**

25481 Rapid Falls Road • \$2,475,000



**CURRENTLY OFFERED • NELLIE GAIL RANCH**

27701 Deputy Circle • \$4,750,000



**CURRENTLY OFFERED • NELLIE GAIL RANCH**

27472 Hidden Trail Road • \$3,300,000



**CURRENTLY OFFERED • NELLIE GAIL RANCH**

25712 Highplains Terrace • \$2,595,000



**CURRENTLY OFFERED**

NELLIE GAIL RANCH

25476 Rodeo Circle • \$2,495,000



**CURRENTLY OFFERED**

NELLIE GAIL RANCH

25391 Derbyhill Drive • \$2,395,000



**CURRENTLY OFFERED**

NELLIE GAIL RANCH

26421 Dapple Grey Drive • \$1,625,000



# Swim Center News



**SPRING**  
*Swim Team*

**\$400.00**

**MARCH 16<sup>TH</sup> - MAY 21<sup>ST</sup>**

**10 WEEKS**  
*of swimming*



**PROGRAMS AT NELLIE GAIL RANCH**



**SWIM LESSONS**

Start date: May 26<sup>th</sup>



**SPORTS CAMP**

Start date: June 8<sup>th</sup>



**SPLASHBALL**

Start date: June 15<sup>th</sup>

[www.evolutionswim.com](http://www.evolutionswim.com) | 949.388.4545 | f | t | i | y | @evolutionswim



## Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

Contact Charee Jones  
at (949) 371-1595 or  
chareej@nelliegailranch.org



**Innovative Printing Solutions**

Proud printer of the Pony Express

*Specialist in Printing Magazines,  
Catalogs, Newsletters & Books*

Contact us for a custom quote  
and to get the best service,  
quality & pricing for your  
Business, Club or Organization.  
Quantities starting at only  
500 units & mailing available.

Printit@IPSprinter.com  
888.574.0005  
www.IPSprinter.com



### Why Choose Us?

-  Emergency Service Response
-  NATE Certified Technicians
-  Professional, Uniformed Staff
-  Serving California Since 2002
-  A+ Better Business Bureau Rating
-  Fully Licensed, Bonded & Insured

**WHITE  
MECHANICAL, INC.**

Your trusted leader in quality HVAC service, installation, and maintenance.



**LENNOX**  
**PREMIER  
DEALER**



Call **949-716-8379** today!

Heating and Air Conditioning Specialists!



**www.WhiteMechanical.com**



"Best service in town, my wife and I have been using White Mechanical for about 4 years now and every service has been flawless. If only there were more than 5 stars available to give. They are on time, professional, neat, and knowledgeable."

### SPECIAL OFFER

Free iComfort S30 thermostat with the purchase of a new Signature series heating and air conditioning system, an \$850.00 value! While supplies last!!



***Proud to be a Nellie Gail Homeowner for 35 years!  
No broker residing here has sold more Nellie Gail Homes.***



ENJOY THE WONDERFUL LIFESTYLE OF FOOTHILL RANCH - OFFERED AT \$839,900

Casual elegance and understated luxury highlight this fabulous move-in ready home. Bright, open floorplan with a flood of natural light. Spectacular views at Borrego Canyon Overlook Park, just a short distance up the street. This warm and inviting home features 4 bedrooms, 2 ½ baths, approximately 2145 sqft.

Sunny kitchen and nook open directly into the family room. Lovely master bedroom suite, 3 generous-sized secondary bedrooms, an upstairs loft/work station, and a 3-car garage. You'll love the financial advantages of low property tax rate, low neighborhood association dues, and no Mello-Roos.

Conveniently located near shopping, dining, entertainment, the toll roads, and just minutes from Irvine Spectrum and the beach.



***Marty Samuel***  
**(949) 643-1321**



DRE #00452321

**Want to stay updated on all Nellie Gail listing & sales activity?  
Email me for a free personalized MLS Portal: [marty@martysamuel.com](mailto:marty@martysamuel.com)**

**Out of The Gutter**  
gutter installation, cleaning & repair. guaranteed.  
licensed bonded insured

**Orange County's Premier  
Rain Gutter Specialists**

- **Cleaning • Repair**
- **Installation • Roof Repairs**
- **Fascia Replacement**

**PEOPLE LOVE US ON yelp**

*"Quality you deserve, Service you count on."*  
Owner - Rich Astin

**CONTACT US TODAY! 714-661-4242**



# Nellie Gail S.M.A.R.T.

SAVING MONEY AND RESOURCES TODAY



## 24-Hour Mobile Patrol Services – Introducing Allied Universal

Allied Universal has been retained to perform 24 hour mobile patrol services to the Nellie Gail Ranch community effective April 10, 2020. The contract with Securitas, who has performed services since March 2017, was not renewed following notice of increase of 26%. The scope of work to be performed by Allied Universal will include dedicated 24-hour, 7 days per week, mobile patrol services for the Nellie Gail Ranch Owners Association streets and recreational facilities including Clubhouse, Swim, Tennis, Park and Equestrian facilities to provide an observational presence and to act as a deterrent to criminal activity.

The services were re-bid with six companies which were reviewed by the Nellie Gail Ranch Security Committee. Proposals ranged from \$17,755 to \$21,772 monthly. The Committee recommended, and the Board approved, retaining Allied Universal to perform this service at a monthly cost of \$18,144. This represents an expense of \$38.69 per homeowner per quarter or \$12.90 per homeowner per month up from \$11.50 last year. Allied Universal is located in Santa Ana, CA has been in business for 60

years and is a leading provider of security services and technology solutions with over 230,000 employees.

The contract allows for cancellation with 30 days notice. This is important because consistent with the commitment made to homeowners last year, included on this year's June 3, 2020 election ballot will be a special ballot measure for a membership vote to continue or discontinue 24-hour mobile patrol services. This matter was voted on last year and the 2019 vote count was 330 in favor of keeping the service, 192 Against and 17 Abstained. Feedback after the 2019 annual meeting suggested a preference to include this ballot measure again on the 2020 ballot. In summary, consistent with membership consensus desiring 24 hour mobile patrol services in the Nellie Gail Ranch Community, the Security Committee and the Board of Directors have approved a contract with Allied Universal effective April 10, 2020. Contact information will be provided to homeowners upon commencement of services.

# Business Directory

## TO ADVERTISE IN THE PONY EXPRESS

CALL: (949) 425-1477

EMAIL [PONYEXPRESS@NELLIEGAILRANCH.ORG](mailto:PONYEXPRESS@NELLIEGAILRANCH.ORG)

\* NELLIE GAIL RANCH RESIDENT-OWNED BUSINESS

### EDUCATION & TRAINING

#### \* NELLIE GAIL RANCH PRESCHOOL

Certified Child Development  
Playtime, Reading, Science, Art &  
More!

(949) 290-1924

(See page 14 for advertisement)

### HOME & GARDEN

#### \* MUDD INDUSTRIES, INC

Landscape Architecture and  
Construction

(949) 716-7002

[www.muddinc.com](http://www.muddinc.com)

(Back Cover for advertisement)

#### OUT OF THE GUTTER

Gutter Installation, Cleaning &  
Repair

(714) 661-4242

[outofthegutterca.com](http://outofthegutterca.com)

(See page 19 for advertisement)

#### WHITE MECHANICAL

Your trusted leader in quality  
HVAC service, installation, and  
maintenance

(949) 716-8379

(See page 18 for advertisement)

#### QUEZADA PRO LANDSCAPE

Landscape, Hardscape, Tree  
Service

(949) 439-2251

[quezadapro@aol.com](mailto:quezadapro@aol.com)

(See page 14 for advertisement)

#### \* PACIFIC CREST ROOFING, INC.

Re-Tile, Re-Roofs, Repairs

(949) 916-5393

[www.pacificcrestroof.com](http://www.pacificcrestroof.com)

(See page 14 for advertisement)

#### ELECTRIC MEDICS

The first responders of electrical  
service

(949) 462-9200

[www.theelectricmedics.com](http://www.theelectricmedics.com)

(See page 22 for advertisement)

#### STUDIO 6 ARCHITECTS

Architecture & Planning

(949) 388-5300

[studio6architects.com](http://studio6architects.com)

(See page 3 for advertisement)

#### PRINCIPLE DESIGN & CONSTRUCTION

A Design/Build firm specializing  
in residential remodels, new  
construction, and interior design

(949) 266-7899

[www.principledc.com](http://www.principledc.com)

(See page 6 for advertisement)

#### TRUSTLINK MORTGAGE

Mortgage Broker

[Info@trustlinkmortgage.com](mailto:Info@trustlinkmortgage.com)

949-340-0123

[www.trustlinkmortgage.com](http://www.trustlinkmortgage.com)

(See page 25 for advertisement)

## RECREATION & SPORTS

#### \* EVOLUTION SWIM ACADEMY

Nellie Gail Swim Lessons & Swim  
Team

(949) 388-4545

[www.evolutionswim.com](http://www.evolutionswim.com)

(See page 17 for advertisement)

#### HAYDEN SHOW JUMPING LESSONS & CAMP

(949) 448-0823

[www.mickeyhayden.com](http://www.mickeyhayden.com)

(See page 14 for advertisement)

#### NELLIE GAIL RANCH TENNIS CLUB

Leagues, Lessons &  
Memberships

(949) 831-6660

[www.nelliegailtennis.com](http://www.nelliegailtennis.com)

(Located at the NGR Tennis  
Center)

## PRODUCTS & SERVICES

#### INNOVATIVE PRINTING SOLUTIONS

Quality Printing Specialists

(888) 574-0005

(760) 420-1950

[www.IPSprinter.com](http://www.IPSprinter.com)

(See page 18 for advertisement)

#### JUVIN PEST MANAGEMENT

(949) 351-8643

[emmedtdiaz@gmail.com](mailto:emmedtdiaz@gmail.com)

*Veteran Owned Business*

(See page 18 for advertisement)

**DISCLAIMER:** The paid advertisements contained within the Business Directory are not endorsed nor recommended by the Nellie Gail Ranch Owners Association. Therefore, the Nellie Gail Ranch Owners Association, the Board of Directors, and its employees may not be held liable or responsible for business practices, actions, or products of persons and/or companies who place advertisements in the Business Directory or the Pony Express magazine. Any use of the "Nellie Gail" name in said advertisements is not affiliated with the Nellie Gail Ranch Owners Association.

## REAL ESTATE

### BRAD FELDMAN

Teles Properties  
(949) 678-5198  
[www.bradfeldmangroup.com](http://www.bradfeldmangroup.com)  
(See page 26 for advertisement)

### TATE | LAMOTT | GROUP

Surterre Properties  
(949) 472-9191  
[www.tatelamott.com](http://www.tatelamott.com)  
(See page 15 & 16 for advertisement)

### \* MARTY SAMUEL REALTY ONE GROUP

(949) 643-1321  
[www.martysamuel.com](http://www.martysamuel.com)  
(See page 19 for advertisement)

### RON MADDUX

Maddux Realty Group  
(949) 433-2157  
[ron@isellsoc.com](mailto:ron@isellsoc.com)  
(See page 1 for advertisement)

### WHITCOMB REALTY GROUP | MATT WHITCOMB

Keller Williams Realty – Winning sales, marketing, and negotiation strategies for Sellers and Buyers.  
(949) 560-0959  
[www.WhitcombRealtyGroup.com](http://www.WhitcombRealtyGroup.com)  
(See page 26 for advertisement)

## Proudly Serving Nellie Gail Ranch Association

- ⚡ Electrical Repairs / Installation
- ⚡ Inspections / Troubleshooting
- ⚡ Outlets & Switches
- ⚡ Breakers, Fuses & Panels
- ⚡ Lighting & Fixtures
- ⚡ Aluminum Wire Repair
- ⚡ Electric Vehicle Charging Installation
- ⚡ Led Lighting Conversion



FOR SERVICE CALL  
**949-462-9200**

CONVENIENT ONLINE BOOKING [www.TheElectricMedics.com](http://www.TheElectricMedics.com)



# Classified Ads

## SEND US YOUR AD

PONYEXPRESS@NELLIEGAILRANCH.ORG

ADS ARE FREE TO NELLIE GAIL RANCH RESIDENTS.

\$10/MO. PER AD FOR NON-RESIDENTS.

PLEASE NOTE CLASSIFIEDS IN THE SUBJECT LINE

## SERVICES

### HOUSE AND PET SITTER

I am responsible, non-smoker, retired teacher who loves animals and will treat your home and pet with TLC. Contact Sally Lamson at (949) 403-4291. I can provide references.

### CHINESE TUTOR

Tutor High school Chinese courses for preparation of IB Chinese test, SAT II Chinese test. For details please call 949-231-0977 or email to ecaiusa@yahoo.com

### EXPERIENCED & 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 & 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

### MUSIC LESSONS BY ANNE

Piano, voice and guitar. Patient, experienced teacher in Nellie Gail since 1987. Masters degree in Music from UC Irvine. \$35 per week for a 30 minute private lesson. Call Anne Ausmus at (949) 273-9964.

### SOLAR FOR YOUR HOME,

Nellie Gail resident is in SOLAR design and installation business. Free estimates.

Manny Paul Parang

adv-solar.com 949-289-2540

### 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](http://www.caringfurangels.com) for info.

### GIRLS LACROSSE LESSONS

Former Division 1 player back in the Orange County area looking to help kids from beginning to advanced levels take their lacrosse game to the next level. Experienced in all areas of the field including: defense, midfield, and attack. Accolades include numerous team and conference honors in both high school and college. Contact Marcy at (949) 228-0259 or email [marcy.levatino@gmail.com](mailto:marcy.levatino@gmail.com) for more information.

### COMMERCIAL CLEANING/JANITORIAL SERVICE

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

### BABYSITTER

15 year old honors student and Nellie Gail resident looking to make some money over the summer by babysitting. Has had lots of experience with kids and is very patient. Charges \$12 and hour +\$5 for each additional child. Contact Celeste at (949) 204-4756 for more information.

## GARAGE DOOR + DRIVEWAY GATE EXPERTS

Car trapped behind a broken garage door? Driveway gate won't close? Entry Systems is your local family-owned garage door and automated gate expert since 1972! We offer new garage door installations, repairs on openers and gates, cutting edge smart home integrations, extra remotes, and more. Stop by our design center to see for yourself how significantly a new garage door would increase the beauty of your home. Replacing your garage door yields the highest return on investment for all home renovation projects! Call us at 949-495-0835 or stop by: 26941 Cabot Rd. #122

### FIVE STAR TURF

Five Star Turf specializes in Residential Installation of Synthetic Turf. Over 7 years experience in Orange county, TURF is all we do. We WILL NOT BE UNDERSOLD! We will beat any licensed and insured contractor bidding like kind and quality products. All products are US made and come with a 15 Year Manufacturer's Warranty! Local references available upon request. Call Mike at 714-599-1722

### PERSONAL ASSISTANT

I'm offering my services as a reliable, experienced and professional personal assistant handling private/business matters.

Multitasking household and office duties, organizing, project management, child/pet care with flexible hours plus more.

Call/text: 310.717.4371 or email: [designerbeata@gmail.com](mailto:designerbeata@gmail.com)

### CROSS TRAINING

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 949 530-5411 [d1m06230@gmail.com](mailto:d1m06230@gmail.com)

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.

## TUTORING

In the privacy of your own home. University grad available to tutor your middle-high school student in English, Math and History. Encourage and motivate students to learn and become proficient in areas of weakness. Clean criminal and driving records. For details please contact Logan at 949-632-8547 or email to [loganrb93@yahoo.com](mailto:loganrb93@yahoo.com)

## SPANISH & FRENCH TUTORING AND LESSONS

Spanish and French tutoring and lessons. Teaching and Tutoring all ages and levels. Elementary, High school and College. Great results and referrals. 15+ years experience. Please call or text for more information. Maria's cell: 949-836-0846 or email: [mparser@yahoo.com](mailto:mparser@yahoo.com)

## HORSE CARE & / OR BEGINNER HORSE LESSONS

**CARE:** Whether your horse just needs to run in the arena, needs a bath, needs their supplements or needs to be ridden, you can ask Emily to do it for you! Emily will go to your backyard to care for your horse! Emily owns 3 horses and is experienced in handling horses!

**LESSONS:** Most horse trainers cost upwards of \$30 for an hour, but if you hire Emily to help teach you the basics of riding, you'll only have to pay \$15 an hour. Emily can teach all ages how to ride a horse, how to properly tack up a horse, and more! Emily owns 3 horses and has won numerous awards in a horse competition called gymkhana. Contact Emily at (949) 887-2361 or [emuleard@gmail.com](mailto:emuleard@gmail.com).

## TEEN BABYSITTER / DOG WALKER / HOUSESITTER

**BABYSITTER:** Being a parent is hard work. Whether you need a date night, to get in a few extra hours at work, or just want a break from your kids (whom you love infinitely), you can hire CPR and First Aid certified high school student Emily to babysit. Available on short-notice or in advance.

**DOGWALKER:** Do you have a dog that just has too much energy to handle? Do you wish you could go for a walk/run with your dog in the morning but simply can't find the time? Emily and your dog would love to go on adventures together! Emily has plenty of experience handling dogs on the daily, she even lives with three! Available to schedule in the mornings.

**HOUSESITTER:** If you have to leave the house for multiple days, hire Emily to do general house keeping! Emily will bring in the mail, water plants, feed pets, exercise pets and more! All you have to do is hire Emily! You can contact Emily at (949) 887-2361 or at [emuleard@gmail.com](mailto:emuleard@gmail.com)

## COME TO AN ADVENTURE IN MY GARDEN!!

This is a Hands On Experience! Not a Boring classroom Lecture...Learn how easily you can grow potted Lettuces, Spinach, Parsley, Celery, Arugula, Beets, Soft Kale, Broccoli, Watercress, Mint, Chives, Etc, Etc in pots on your Patio - or elsewhere amongst your landscape plants.

In our area these grow easily and can be picked every day of the year! Also there are 18 Vegetables which grow well in our wonderful mild climate! If Saturday or Tuesday - mid to late AM is not a good time for you, ask for another day. Leave Name and Phone # for Craig Allan at 949 888 7737

## THE PET SITTER

Daily dog walking & pet sitting service. Professional & personalized care for your pets in their home. Insured & bonded, Pet CPR & First Aid Certified. "Loving Pet Care When You Can't Be There". Kathleen 949-436-0089 [www.thepetsitteroc.com](http://www.thepetsitteroc.com)

## PRIVATE TENNIS LESSONS

I'm a private tennis coach who will coach on your court. USTA certified, WTA pro tour ranked, I enjoy working with all ages and all levels. I also love working with individuals who deal with any set backs, handicap or autistic issues. My contact information is [Ingrid.kurtapro@gmail.com](mailto:Ingrid.kurtapro@gmail.com) 310-293-1035 Ingrid Nadell

## MISCELLANEOUS

### CARIBBEAN ISLAND VACATION RENTALS

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

### MAMMOTH MOUNTAIN RENTAL

A vacation for all seasons in the beautiful Eastern Sierra! We have a 4 bedroom 3 bath townhouse (sleeps 8) in Snowcreek V on the second tee of 9-hole Snowcreek Golf Course with a big view of Mammoth and Lincoln Mountain. There are (2) king bed master bedrooms and (2) bedrooms with twin beds that share a bathroom. This is a pet free/non-smoking (2,300 SF) home. Full kitchen & laundry. To view go to [www.livesnowcreek.com](http://www.livesnowcreek.com) and click on the Vacation Rentals pull-down menu and then Check Availability. Enter 706 for Unit #. Enter 4 bedroom 2 car garage for Property Type. Click Find then click on the photo to view the townhouse. For Nellie Gail discount call or text 949-939-6525.

### TEMECULA VACATION PROPERTY!

Special rate to Nellie Gail Residents on our lovely VRBO! It is an Olive Grove Villa located perfectly about a 1/2 mile south (and in view of!) the famous South Coast and Ponte Wineries in the heart of Temecula Wine County. The Villa is perfect for groups of friends and family seeking beautiful sunsets, views of hot air balloons at dawn, privacy, and panoramic views of vineyards. Take a stroll through the endless rows of Olive Trees or variety of numerous fruit trees, and watch the sunset over the mountains as you roast marshmallows by the fire or make dinner on the BBQ. This arpx 2400sf home has what you need to enjoy a short or extended stay. This home comfortably sleeps 8 people, with 4 lovely bedrooms, a fold down sofa bed in the family room, and 3 bathrooms. This Olive Grove Oasis home is the ultimate vacation destination for anyone looking to absorb the beauty and culture of Temecula Wine County. No pets. Please see our ad on VRBO (<https://www.vrbo.com/9119837ha>) and contact us with any questions and special rate (rachel.mihai@gmail.com) We look forward to welcoming you to our loving oasis in the vines for some much needed relaxation!

### BIG BEAR LAKE VACATION RENTALS

We have 2 lovely homes in Big Bear Lake for short term rentals (available separately, but near each other if you need both for a large group). Our homes were completely renovated in 2018, and are outstanding year round vacation properties. Each house has beautiful features, decor and furnishings, making these homes comfortable, and among the most amazing Big Bear Lake rental accommodations available! One home is an adorable Cape Cod style house with 3/BR 3/B (sleeps 8), w/fireplace, BBQ Loggia, large decks and yard, W/D, and an outdoor jacuzzi. The other is a 3/BR 3/B Craftsman home (sleeps 8), w/fireplace, jacuzzi, large decks and yard, Lake views and steps to Meadow Park. Both are in town close to the village & lake. The slopes are only 1 1/2 miles away. TESLA chargers are at each house. Pet free homes. Discount given to our Nellie Gail neighbors! Check out the pictures! Please contact us: Knightaverental@gmail.com for more information and to be sent links to pictures of each property

### JACKSON HOLE, WY HOUSE RENTAL

4 Bedrooms, 5 Bathrooms, 2 King & 2 Queen. Plus, a new Queen fold out couch downstairs. House Sleeps 12. Master I has a Gas Fireplace in the Bedroom & Bathroom, Master II electric Fireplace. Formal Family Room wood burning fireplace. Fully stocked Kitchen, and laundry. Beautiful view of the Tetons. \$800 a night, + 300 cleaning fee. 3-night minimum. Call 949 395-6790

### ISO SWING SET

Nellie Gail resident looking for a child's backyard swing set for grandkids to enjoy while visiting. Please contact Bonni @ 949.689.8099

### TASTES OF GREECE RESTAURANT

This is Tastes of Greece restaurant in Laguna Niguel. In order to support our customers in this difficult time. We are open for pick up or deliveries over \$40 per order. Our phone number is (949) 495-2244 or you may order through Grubhub, Door dash or postmates. Thank you for your help. Keep safe and healthy

The owner,  
Giannis Gaitanis



## Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

Contact Charee Jones  
at (949) 371-1595 or  
[chareej@nelliegailranch.org](mailto:chareej@nelliegailranch.org)

An advertisement for TrustLink Mortgage. The top half features a family (a man, a woman, and a child) smiling in a home setting. The TrustLink Mortgage logo is prominently displayed. Below the logo, text states: "Your Local mortgage broker with over 25+ years experience. We have multiple lending sources and together we will find the perfect product to meet your needs at the lowest price available." A list of services includes: "Frequent Communication", "Responsive and Available 7 Days", "25+ Years of Experience", "Fast Closings ON TIME", and "Mortgage Broker". A call to action says "Talk to us today 949-340-0123" and provides the website "www.trustlinkmortgage.com". At the bottom, there is a small disclaimer: "TrustLink Mortgage. All Rights Reserved. TrustLink Mortgage is a registered trade name of Suncoast Mortgage, Inc. NMLS ID 9808021. Licensed as a Real Estate Broker by the CA Dept. of Real Estate, License No. 00000027. Registered by the Colorado Division of Real Estate. TrustLink Mortgage is licensed as a mortgage broker by the AZ Department of Financial Institutions, License No. 00000000. This is not an offer for the sale of a loan or a loan program to be sold. Interest rates, loan terms and fees programs are subject to change without notice. All loans subject to underwriting approval. Terms and conditions apply. Additional loan programs may be available. Please consult your broker."/>

TrustLink Mortgage. All Rights Reserved. TrustLink Mortgage is a registered trade name of Suncoast Mortgage, Inc. NMLS ID 9808021. Licensed as a Real Estate Broker by the CA Dept. of Real Estate, License No. 00000027. Registered by the Colorado Division of Real Estate. TrustLink Mortgage is licensed as a mortgage broker by the AZ Department of Financial Institutions, License No. 00000000. This is not an offer for the sale of a loan or a loan program to be sold. Interest rates, loan terms and fees programs are subject to change without notice. All loans subject to underwriting approval. Terms and conditions apply. Additional loan programs may be available. Please consult your broker.





Home Preparation & Staging



Selling Lifestyle First



Inspiring Drone Images



Captivating Property Images



Smart Social Media Marketing



Engaging Open House Events

## Matt Whitcomb's Approach to Selling Real Estate



**MATT WHITCOMB**  
949.560.0959  
matt@mattwhitcomb.com  
mattwhitcomb.com  
Licensed Realtor | DRE #01981021



PROUD REAL ESTATE SPONSOR  
of THE PONY EXPRESS

# The Puzzle Paddock

## FIND 10 DIFFERENCES





## Ranch Recipe



# DALGONA COFFEE

## Ingredients

2 T. instant coffee  
2 T. granulated sugar  
2 T. hot water  
1 C. milk of choice  
Ice

## Directions

1. Combine the coffee, sugar and water in medium bowl
2. Whip on high speed with hand mixer until thick and frothy, approx. 7 minutes
3. Scrape down sides as needed
4. Add ice and milk to a glass leaving room for coffee mixture
5. Add whipped coffee to glass and stir gently

# April

## 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 April Fool's Day	2	3	4
5	6	7	8 Passover	9	10 Good Friday	11
12 Easter	13	14 ARC Meeting 7:00 PM TBD	15	16	17	18
19	20	21 Board of Directors Meeting 7:30 PM TBD	22	23	24	25
26	27	28 ARC Submittal Deadline for April 13 <sup>th</sup> Meeting	29	30		



HIGHER STANDARDS | BETTER RESULTS

## FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



**25131 BUCKBOARD LANE | LISTED FOR \$1,495,000**

4-BR | 3-BA | APPROX. 2,687 SF | 30,492 SF LOT



**27712 PINESTRAP CIRCLE | LISTED FOR \$2,095,000**

5-BR | 6-BA | APPROX. 4,412 SF | 22,586 SF LOT



**27122 WESTRIDGE LANE | LISTED FOR \$2,195,000**

5-BR | 6-BA | APPROX. 4,157 SF | 40,075 SF LOT



**25965 POKER FLATS | LISTED FOR \$2,895,000**

5-BR | 6-BA | APPROX. 7,267 SF | 14,960 SF LOT

### RECENTLY SOLD BY THE BRAD FELDMAN GROUP



**27753 HIDDEN TRAIL ROAD**

**SOLD PRICE \$1,595,000**

5-BR | 5-BA | APPROX. 4,493 SF



**27192 WESTRIDGE LANE**

**SOLD PRICE \$1,875,000**

5-BR | 5-BA | APPROX. 4,493 SF



**27641 GOLD DUST LANE**

**SOLD PRICE \$2,400,000**

5-BR | 5-BA | APPROX. 5,000 SF



**25492 NELLIE GAIL ROAD**

**SOLD PRICE \$2,450,000**

6-BR | 7-BA | APPROX. 6,787 SF



**JACCI PEARCE** | Realtor®

949.529.6924

Jacci.Pearce@elliman.com

DRE#: 01910578

**BRAD FELDMAN** | Team Leader

949.678.5198

Brad.Feldman@elliman.com

DRE#: 01437125

**TRENT MASON** | Realtor®

949.322.6977

Trent.Mason@elliman.com

DRE#: 02018104

BRADFELDMAN  
GROUP

 **Douglas Elliman**  
REAL ESTATE

150 El Camino Drive, Beverly Hills, ca 90212. 310.595.3888 © 2020 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit the offerings of other real estate brokers. We cooperate with them fully. Equal housing opportunity. 





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

Presort Standard  
US Postage  
PAID  
Permit No. 4675  
Santa Ana, CA

Proudly serving and living in Nellie Gail Ranch since 1979

**Mudd**  
**Industries**

Patio Covers  
Cabanas  
Pools / Spas  
Outdoor Living Rooms  
Fireplace / Firepits  
Outdoor Kitchens  
Barns  
Equestrian Facilities  
Flag Poles  
Driveways  
Fountains  
Barbecues  
Sport Courts

Decks  
Walls  
Fencing  
Retaining Walls  
Precasts  
Demolition  
Grading  
Drainage  
Irrigation  
Aviaries  
Planting  
Lighting  
Pavers



**Mudd Industries, Inc**

[www.muddinc.com](http://www.muddinc.com)

949.716.7002

[tmudd@muddinc.com](mailto:tmudd@muddinc.com)

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

California Landscape Architect's License - LA4843

California Landscape Contractor's License - 851763