

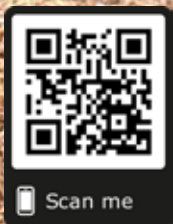


August 2020

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:
Nellie Gail S.M.A.R.T.
Sign-up for Electronic Distribution
Tennis Center News

August ISSUE:
Puzzle Paddock
Ranch Recipe
Business Directory

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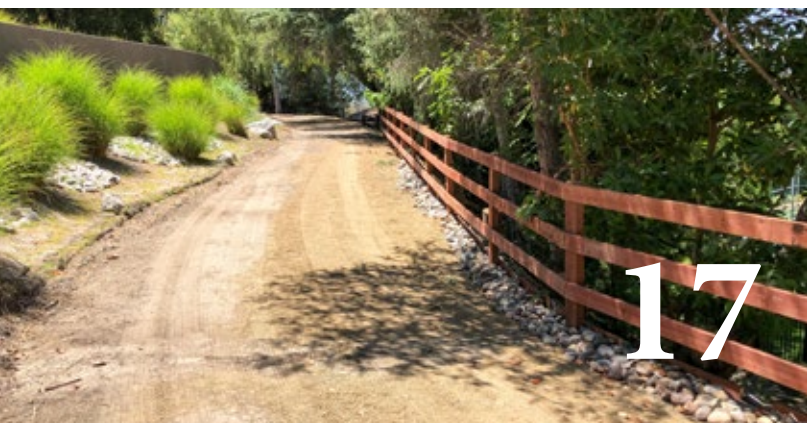
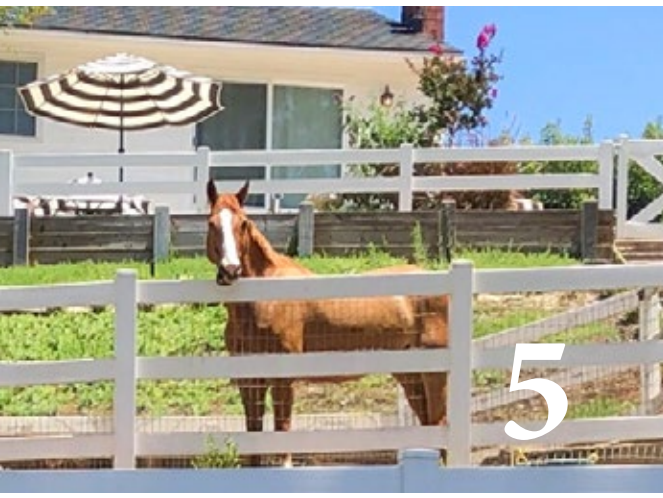


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Manuel Ruelas

Operations Manager

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Equestrian Center EMERGENCY: (949) 533-0241

Board of Directors


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

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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 August Open Session Board Meeting and Open Homeowner Forum is currently scheduled for August 18, 2020. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting August 18, 2020 at 7:30 p.m.

Zoom Meeting Link:

<https://us02web.zoom.us/j/88997858648?pwd=ZGZoejFqN1plNVRjRkNJSjdIQnpFUT09>

Dial in #: +1 669 900 6833

Meeting ID: 889 9785 8648

Passcode: 386978

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

Events Committee

Landscape Committee

Security Committee

Trails & Safety Committee

Manager's Message

By Brian Mitchell



Nellie Gail Ranch's extensive trail system is one of our most unique features. The trails weave twenty-five miles via a variety of easements through most of our 1,407 lots providing exceptional hiking and equestrian recreation experiences.

Maintaining twenty-five miles of trails along easements of varying widths, elevations, and geography creates quite a challenge for Management.

Jeff Hinkle on our Management team just celebrated his eleven-year anniversary with

Nellie Gail Ranch, where he oversees trail maintenance as one of his core responsibilities. Jeff has become very familiar with the nooks and crannies of every trail, and you have likely seen him often in the Association's Nissan, which has just over 137,000 miles, most of which have been logged on the Nellie Gail Ranch trails. Jeff's key resource for trail maintenance has been Ozzy Gonzalez, owner of Boulder Earthwork, Inc. Ozzy has been part of the Nellie Gail Ranch community since Presley began developing it in the 1970s. While Jeff knows every nook and cranny of the trail system, Ozzy does the hard work keeping the nooks and crannies graded and sandbagged and cleared of brush.

But even that expertise is dwarfed by that of our Trails & Safety Committee. Our dedicated Committee Members Pamela Fraser, Dolores Caringella, Donna MacGillivray, Liz Abdo, Sharon Frank, Linda Mudd, and Viviana Mamolo have over 150 years of combined experience hiking and riding our trails. We rely heavily on their reports of muddy conditions, runoff, downed trees, or low hanging limbs. Their reporting definitely gives us a head start on timely maintenance. You, too, can be an honorary Trails & Safety Committee Member by reporting trail conditions via photo and text to 949-933-8546.

Meanwhile, get out and enjoy your community trails. Every trail has its personality. Some are shady (Sweetwater Trail), some out in the open (Cabot Crown Valley and Rapid Falls). Some have great vistas (Saddleback View Trail), and some are more sheltered (Lost Colt Maverick Trail). The trails change with the seasons, giving you a totally different experience in January and August. Get to know them and enjoy them.

Be aware of equestrians on their horses. Please don't make sudden movements or waive objects. Keep pets under your control and be sure to yield as appropriate and give room to pass.





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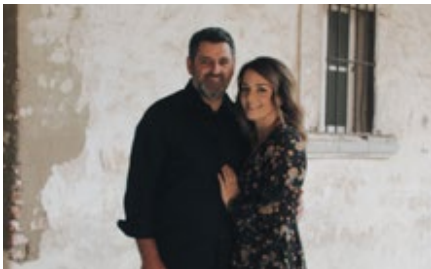
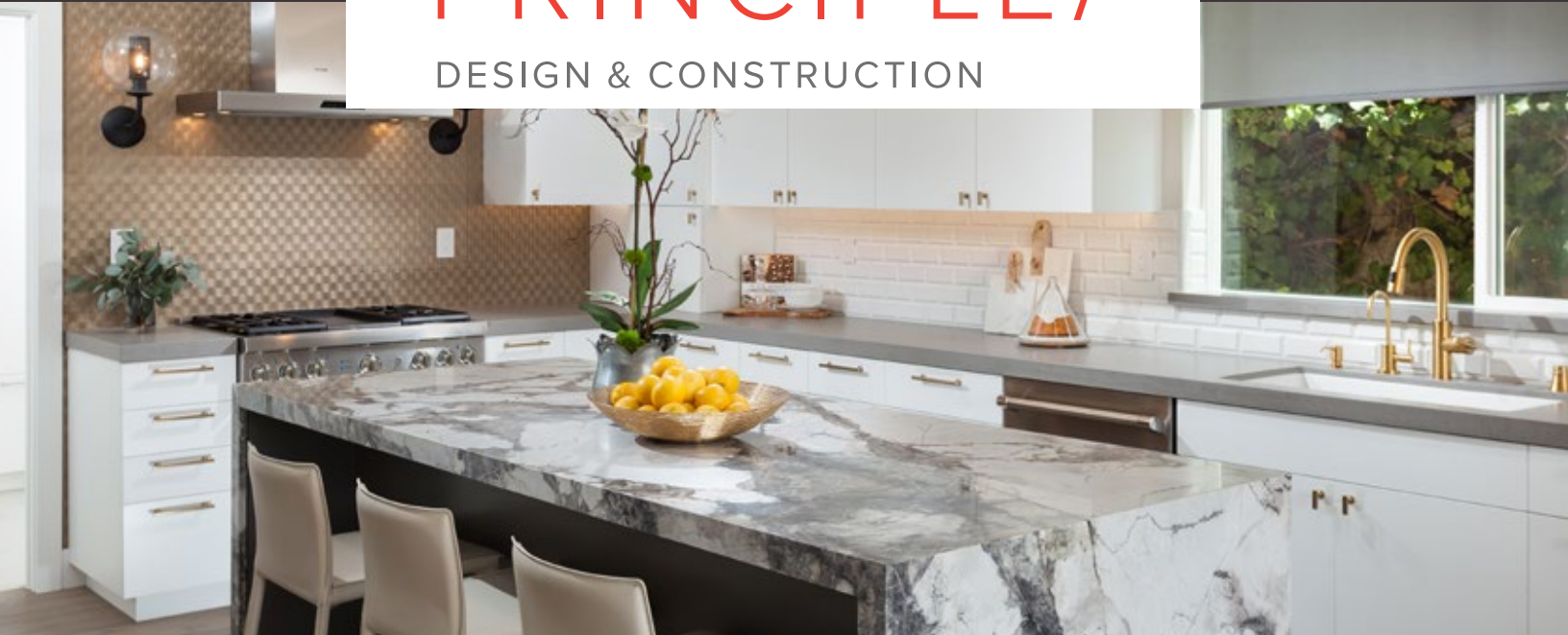
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Printing - Dramatic Play

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Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on July 14, 2020.

The Next Deadline for ARC Submittal is August 26, 2020.

| ADDRESS | PROJECT | RESULTS |
|--------------------|-------------------------------|--------------------------|
| 27041 Hidden Trail | Hardscape/Landscape | Denied |
| 25316 Stageline | Resubmittal Wall/Fencing | Denied |
| 27132 Shenandoah | Resubmittal Pool/Patio | Approved with Conditions |
| 26422 Dapple Grey | Roof/Painting/Windows/Doors | Approved |
| 26532 Broken Bit | Deck/Patio | Approved |
| 26132 Red Corral | Patio Cover | Denied |
| 25062 Anvil | Solar | Approved with Conditions |
| 27602 Hidden Trail | Resubmittal Porch | Approved |
| 25881 Rapid Falls | Solar Roof | Denied |
| 25135 Stageline | Solar | Approved with Conditions |
| 26064 Red Corral | Gazebo | Approved with Conditions |
| 25781 Prairiestone | Addition to House <300 | Approved with Conditions |
| 27192 Lost Colt | Gate | Approved with Conditions |
| 25292 Rockridge | Windows/Doors | Approved with Conditions |
| 27112 Lost Colt | Shed | Approved with Conditions |
| 27541 Lost Trail | Windows & Painting | Approved |
| 27201 Lost Colt | Resubmittal Addition to House | Approved |
| 25241 Stageline | Hardscape/Landscape | Denied |

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

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION

VIA ZOOM CONFERENCE CALL

TUESDAY, JUNE 16, 2020

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:32 p.m.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
John Park
Alex Presley
Joyce Taylor

MANAGEMENT

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

II. CONSIDERATION OF ELECTION OF OFFICERS

Resolved: That the Board of Directors elects each member to an Officer position on the Board. Officer terms will remain in place through the election in June 2021.

President - Loree Blough

Motion: Fisk
Second: Taylor
Resolved: To appoint Loree Blough to the position of President.

Vice President - Joyce Taylor

Motion: Blough
Second: Fisk
Resolved: To appoint Joyce Taylor to the position of Vice President.

Secretary - Mark Fisk

Motion: Taylor
Second: Park
Resolved: To appoint Mark Fisk to the position of Secretary.

Co-Treasurer - Alex Presley

Motion: Park
Second: Blough
Resolved: To appoint Alex Presley to the position of Co-Treasurer.

Co-Treasurer - John Park

Motion: Presley
Second: Fisk
Resolved: To appoint John Park to the position of Co-Treasurer.

All motions carried unanimously.

III. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Ten homeowners attended the forum via ZOOM. Matters included support for the beverage control license, requests to further open the pool for recreational and training use and requests to revise the pickleball hours from a 9 a.m. play time to 8 a.m.

IV. HOMEOWNER APPEAL

A. CONSIDERATION OF HOMEOWNER APPEAL - 27602 HIDDEN

Motion: Fisk
Second: Taylor
Resolution: To deny the appeal for approval of plans and require resubmittal of the revised plans to the ARC with landscape screening and identification on the plans of the proposed "side yard porch". As the porch is a side yard element it meets the setback requirement. No variance is necessary once the ARC approves the aesthetic landscape screening and aesthetics of the construction design of the porch.

The motion carried unanimously.

V. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on May 19, 2020 via Zoom Conference Call.

Actions taken included:

- Approval of the April 21, 2020 Executive Session Minutes.
- Approval of the April 22, 2020 Sub-Committee Minutes to Consider Homeowner Appeal
- Approval of the May 1, 2020 Executive Session Minutes
- Approval of the May 7, 2020 Executive Session Minutes
- Reviewed status of legal, violation, member appeal and enforcement matters.
- Approval of the contract for tree trimming.
- Received and filed the Collection and Delinquency Reports
- Received and filed Violation Report.

An Executive Session meeting was held on May 21, 2020 via Zoom Conference Call.

Actions taken included:

- Approval to retain Palmieri Tyler Attorneys at Law to provide services to obtain a Private Club Type 51 Alcohol Beverage License
- Review of the most recent county correspondence related to Swim Center operations

The motion carried unanimously.

VI. CONSENT CALENDAR

Motion: Park

Second: Presley

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF MAY 19, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated May 19, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF JUNE 11, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated June 11, 2020 as presented.

C. CONSIDERATION OF APPROVAL OF THE APRIL 30, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated April 30, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,542,385 in reserve funds, \$1,643,531 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,676,748.

Year to date Assessment Revenue totals \$1,849,941 compared to the budgeted \$1,844,577.

Year to date Total Consolidated Revenue is \$2,745,477 compared to the budgeted \$2,773.656.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$161,940 compared to the budgeted increase of \$345,157. Consolidated Net Income year to date prior to adjustments for depreciation is \$388,804 compared to the budgeted of \$311,428. Year to date reserve funding is \$369,448 compared to a budget of \$328,950. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON ONE PROPERTY

Resolution: 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:

| DATE | ACCT NUMBER | TOTAL AMT DUE |
|--------|-------------|---------------|
| 6/5/20 | 1169-02 | \$1,725.00 |

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$4,009 in assessments and \$599 in assessment judgments.
- One hundred and two (102) current owner past due delinquencies total \$79,227 in assessments and \$4,180 in assessment judgments.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.4% of the annual assessment budget.

End of Consent Calendar

VII. OLD BUSINESS

A. CONSIDERATION OF SWIM AND TENNIS CENTER HOURS OF OPERATION

Motion: Park
Second: Taylor

Resolution: To approve extending the hours of operation from the current 7 a.m. - 7:00 p.m. to 6:00 a.m. - 8:00 p.m. for tennis and swim. The start time is consistent with the pre-pandemic start time.

Motion: Fisk
Second: Park

Resolution: The homeowner forum requests to move pickleball hours to 8:00 a.m. will be considered by the Board at the July 21, 2020 meeting after notice to homeowners.

The motions carried unanimously.

VIII. NEW BUSINESS

A. APPLICATION FOR TYPE 51 AND TYPE 58 BEVERAGE LICENSE

Motion: Park
Second: Presley

Resolution: To approve moving forward with the application for Type 51 and Type 58 beverage licenses for the clubhouse and associated facilities for a beer, wine and spirit service. This service would be for homeowners, equestrian stall boarders, club members & their guests only.

The motion carried unanimously.

B. CONSIDERATION OF JUNE CONCERT POSTPONEMENT AND CONCERT SEASON SCHEDULE

Motion: Taylor
Second: Park

Resolution: To approve postponement of the June 26th, July 10th and July 24th 2020 summer concerts and to evaluate the August schedule at the next meeting.

The motion carried unanimously.

C. CONSIDERATION OF SWIM VELOCITY REQUEST TO RESUME USE THE SWIM CENTER FOR TRAINING

Motion: Blough
Second: Park

Resolution: To approve the request subject to signing an amendment to the contract confirming Swim Velocity shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Swim Velocity to ensure compliance with the State and County health departments.

The motion carried unanimously.

D. CONSIDERATION OF SEA STALLION SCUBA TO RESUME USE OF THE SWIM CENTER FOR SCUBA LESSONS

Motion: Blough
Second: Park

Resolution: To approve the request subject to signing an amendment to the contract confirming Sea Stallion Scuba shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Sea Stallion Scuba to ensure compliance with the State and County health departments.

The motion carried unanimously.

IX. REPORTS

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

X. CORRESPONDENCE

Correspondence was received and filed.

XI. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, July 21, 2020 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

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Please vote NO on Propositions 15 and 19 on the November ballot.

For more info see: Howard Jarvis Taxpayers Assn hjta.org and noonprop15.org or **CALL ME.**



Marty Samuel
(949) 643-1321



DRE #00452321

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Tennis Center News

Member Tennis Center Pass

Enjoy one of the many benefits of being a Nellie Gail Ranch Owners Association member.

Six (6) Tennis or Pickleball Member passes were mailed to each NGR homeowner in January 2020 for your use and enjoyment! The passes may be used by Nellie Gail Ranch Owners Association homeowners only. Current guidelines restrict guest use at this time.

Each Tennis Center pass is good for one (1) 90-minute Tennis or Pickleball court use during listed facility hours.

Please contact the Tennis Center for court reservations at 949-831-6660. Court reservations may be made up to 48-hours in advance based on availability.

Tennis Club Hours

Tennis Courts

M-F 6 AM – 8 PM
Sat-Sun 6 AM – Dusk

Pickleball Courts

M-F 9 AM-8 PM
Sat-Sun 9 AM-Dusk



NAME: _____
EMAIL: _____

Member Tennis Center Pass
949-831-6660

Enjoy one of the many benefits of being a Nellie Gail Ranch Owners Association member!

Six (6) Tennis or Pickleball Member passes are being provided for your use and enjoyment! The passes may be used by Nellie Gail Ranch Owners Association Members and their guests during listed Tennis Center hours below.

Tennis Club & Pickleball Membership Information

- 10 lighted championship tennis courts.
- 8 lighted Pickleball Courts.
- Clubhouse and shower facilities.
- Private lessons available with one of our certified tennis & pickleball professionals.
- Organized tennis leagues for men and women of all ages and abilities.
- Junior team tennis and drop in drills.
- Summer Camps
- Weekend Clubhouse rentals available.



NAME: _____
EMAIL: _____

Member Tennis Center Pass
949-831-6660





NAME: _____
EMAIL: _____

Member Tennis Center Pass
949-831-6660

Tennis Club Hours

| Tennis Courts | |
|---------------|------------|
| MON-FRI | 6AM – 10PM |
| Sat-Sun | 6AM – Dusk |

| Pickleball Courts | |
|-------------------|------------|
| MON-FRI | 9AM – 8PM |
| Sat-Sun | 9AM – Dusk |

Please contact the Tennis & Swim Club to reserve your court today at 949-831-6660



NAME: _____
EMAIL: _____

Member Tennis Center Pass
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NAME: _____
EMAIL: _____

Member Tennis Center Pass
949-831-6660

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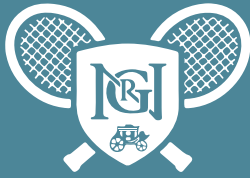
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Nellie Gail S.M.A.R.T.

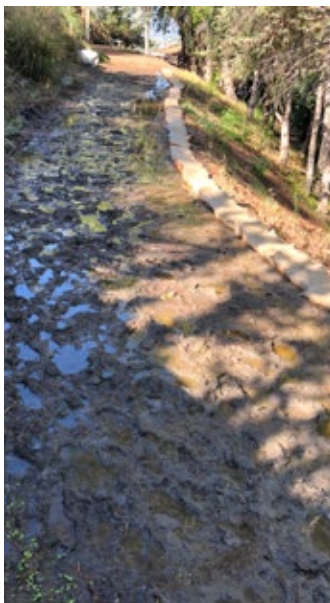
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Trail Improvements

The Trails & Safety Committee looks for opportunities to make our trails safer for hiking and riding. New two rail fencing has been added recently as a protective barrier to the v-ditches along Glen Canyon & Mt. Diablo and also at Bridelwood & Nellie Gail Road.

Additionally, a section of the Oso Mustang Trail has historically had excessively wet conditions making the trail impassable at times. We took the opportunity this summer to buttress the trail with a natural looking retaining wall, regrade to provide improved drainage and add a two rail fence.



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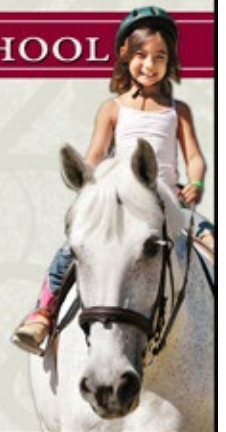
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In the privacy of your own home. University grad available to tutor your middle-high school student in English, Math and History. Encourage and motivate students to learn and become proficient in areas of weakness. Clean criminal and driving records.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

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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.

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

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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

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SKATEBOARDING LESSONS

Patient teenage Nellie Gail resident offering beginners skateboarding lessons at our house or yours (or the Laguna Hills Skate park when it reopens). Charges \$20/hour. Helmet required and pads recommended. Please text or call Dante at (949) 374-0145.

MISCELLANEOUS

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
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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.

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 Logia, 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

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!



Clubhouse Update

Thank you to our homeowners and club members for your patience. The exterior and hardscape clubhouse improvements have been completed!! We now have full use of the entry doors for access to the Swim and Tennis Centers. We look forward to the eventual opening of the clubhouse for our homeowners and club member's use.

Planting will commence in the first week of August. The first step will be the excavation of 4 of the existing topsoil that has construction debris and years of accumulated salts. Fresh soil and amendments will be placed and then planting will follow with drip irrigation. The Nellie Gail Ranch Landscape Committee will be selecting decorative boulders and actively monitoring the planting as we implement the scope of work.

Sign-up for Electronic Distribution of the Annual Budget vs. Hard Copy

The Nellie Gail Ranch budget for the year beginning October 1, 2020 is scheduled to be mailed to homeowners late August. To receive your budget by e-mail instead of by hard copy in the mail, please sign up by scanning the QR code here (or on the cover). By accepting the budget by e-mail you will receive it in a format that is easy to access and store on your computer and you will save the Association the mailing cost. For each person accepting electronic mailings we save approximately \$2.50 for a potential collective savings of over \$3,500. If you are one of our more than 350 homeowners who have previously signed up you are already in our system but it never hurts and only takes a moment to complete again. If you are one of our 1,057 homeowners who are still receiving hard copies of the budget and audit, please consider accepting e-mail delivery starting today!

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Ranch Recipe

Sprinkle Yogurt Popsicles

Ingredients

2 cups vanilla Greek yogurt (I used 2%)

1/2 cup vanilla almond milk

1/2 teaspoon vanilla extract

1/3 cup rainbow sprinkles

Directions

1. Ensure your popsicle mold and popsicle sticks are ready.
2. Combine the yogurt, almond milk, and vanilla extract. Once mixture is smooth, stir in sprinkles or sprinkle them onto the bottom of the popsicles.
3. Immediately transfer mixture to the popsicle mold. Leave a little room at the top of each popsicle to allow for expansion when they freeze.
4. Insert popsicle sticks and then freeze for at least 6 hours.

August

2020

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|---|-----------|----------|--------|----------|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 ARC Meeting 7:00 PM | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 Board of Directors Meeting 7:30 PM Via Zoom Meeting (Link and password on page 4) | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 ARC Submittal Deadline for September 8 th Meeting | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

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25131 BUCKBOARD LANE | LISTED FOR \$1,450,000

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