



December 2020

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:
Equestrian Center News
Nellie Gail S.M.A.R.T.
Approved Accessory Dwelling Unit Guidelines

DECEMBER ISSUE:
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Upcoming Events



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Board of Directors


Loree Blough	PRESIDENT
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John Park	CO-TREASURER
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NOTE: When community events take place, photographers may be present to take photos that may be used in this publication.

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(949) 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 January Open Session Board Meeting and Open Homeowner Forum is currently scheduled for January 19, 2021. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting January 19, 2021 at 7:30 p.m.

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

Director's Message

By Joyce Taylor



If 2020 has provided a blessing in disguise, I would certainly point to the increased opportunities to be neighborly. With gyms closed and more time couped up at home, I have witnessed more residents taking to the streets to stretch their legs or walk the dog. Whether out to get some exercise or battle cabin fever, many of us are thrust into a new routine.

If you are new to the Nellie Gail Ranch or just exploring more of the Ranch since Covid, I would like to point out something of which you may not be aware. Did you know that among the 25 miles of horse trails that knit our homes together, we have three tunnels that offer under crossings for both pedestrians and equestrians? In all three cases, they provide an alternative to crossing busy streets that normally carry steady streams of traffic. Even as 26-year residents of the ranch (and my husband is an

avid trail runner), neither of us was aware of the La Paz tunnel that connects the Aliso Creek Trail to Nellie Gail's trail system until just last month! Who knew?!

So, let me introduce these trail features to you if you haven't explored them:

- 1. Oso Parkway Trail crosses under Nellie Gail Road.** As an alternative to the busy equestrian/pedestrian crossing at our equestrian center, the Oso Trail that runs parallel to Oso Parkway includes a tunnel that crosses under Nellie Gail Road just south of the Oso Parkway intersection. For those who are headed to the Nellie Gail Equestrian Center, a southeast section of the Oso Parkway Trail leads to an equestrian entrance near the cell tower. While the NGROA board and Trails and Safety committee are currently in discussions with Laguna Hills Traffic Commission to enhance the safety of those who cross in the equestrian crosswalk, this tunnel provides a safe alternative when crossing Nellie Gail Road.



2. Oso Parkway Trail (connecting south-north sides of Oso Parkway). Crossing under Oso Parkway halfway between Nellie Gail Road and Bridlewood is a well-lit tunnel. You can find it just west of the Nottingham entrance to Moulton Ranch.

3. Aliso Creek Passage Trail. This tunnel under La Paz was the one that was new to me, and after walking it late last month, it is clear that this one is not well-traveled. But if you are looking for a trail to take you to Franco's Famous or Mod Pizza, this one leads to just east of the shopping center where there is a rest area for horses with water fountain. When exiting on the north side of La Paz, the Aliso Creek Passage Trail connects to the city-maintained Nellie Gail Trail and eventually to the Aliso Creek Trail and the Laguna Hills' city trail system.



NGROA maintains five parks, acres of open space, and miles of trails, all open for residents to explore.

A full trail map can be obtained at the Association Office or on the Nellie Gail Ranch website, nelliegailranch.org. Keep in mind that we share these treasures with local wildlife, so please be aware of coyotes, snakes, and the occasional bobcat or raptor.

If it's the streets you stick to during your Covid walks; I would like to make a neighborly request.

But a little background first: My husband and I just returned from an extended stay in a rural area of Washington. I was struck by two observations. One was just how serious Washingtonians are about social distancing and wearing their masks. I suspect the reason can be traced to having been one of the "ground zero" battlegrounds for our current pandemic. But even though those strangers' faces were hidden behind masks, we felt welcomed in our temporary home. I am a product of midwestern farmers and was reminded of just how pervasive and habitual the friendly wave is in more rural communities. That habit is something I lost as I embraced life in a bigger city, but I think it is something we should recapture.

When you walk down the street, just smile and wave as people (even those you don't know) drive or walk by. I think you'll find that if you offer a bit of hospitality to others, you, too, will benefit from the positive vibe you generate. Call it following the golden rule, or paying it forward, or karma. We could all use a little more neighborliness. See you around the Ranch, and that will be me waving as you pass by.

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Architectural Reviews

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

The Next Deadline for ARC Submittal is December 18, 2020.

ADDRESS	PROJECT	RESULTS
27582 Fargo	Windows & BBQ	Approved with Conditions
26051 Glen Canyon	Solar	Approved with Conditions
26051 Glen Canyon	Hardscape/Paint/Door	Denied
27041 Hidden Trail	Resubmittal Hardscape/Landscape	Denied
25412 Wagon Wheel	Roof	Approved
25662 Dillon	Hardscape/Landscape/Sport Court	Removed from review
27562 Lost Trail	Solar	Approved with Conditions
27151 Hidden Trail	Awning/Window	Approved
27151 Hidden Trail	Gate	Denied
26192 Flintlock	Solar	Approved with Conditions
25332 Stageline	Resubmittal Hardscape	Approved
26432 Dapple Grey	Hardscape/Landscape	Approved with Conditions
25492 Bootstrap	Solar	Approved with Conditions
26502 Silver Saddle	Resubmittal Patio Cover	Approved
26972 Rocking Horse	Gate	Approved with Conditions
25591 Rapid Falls	Resubmittal Patio/Deck	Approved with Conditions
26071 Glen Canyon	Solar	Approved with Conditions

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

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION

VIA ZOOM CONFERENCE CALL

TUESDAY, OCTOBER 20, 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. via Zoom conference call due to the Coronavirus pandemic state mandated restriction on gatherings.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
Alex Presley

DIRECTORS ABSENT

Joyce Taylor
John Park

MANAGEMENT

Brian Mitchell, General Manager

Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

Homeowners participating during the Open Homeowner Forum via the ZOOM link commented regarding a short term rental hosting commercial events. NGROA counsel is tasked with drafting a demand to cease use for commercial events and activities.

III. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on September 10, 2020 via Zoom Conference Call.

Actions taken included:

- Discussion of Chip and Charge negotiations
- Approval to allow pickleball drop-in play
- Reviewed status of ABC Beverage license submittal

The regularly scheduled Executive Session meeting was held on September 15 via Zoom Conference Call.

Actions taken included:

- Approval of the August 18, 2020 and August 27, 2020 Executive Session Minutes.
- Reviewed status of legal, violation, contract and enforcement matters.
- Approved service agreement terms with Evolution Swim Academy for swim programming.
- Approval of service agreement with MH Equine for trainer services at the Equestrian Center.
- Approval of Equestrian Center instructor agreement with Katy Mouzis.
- Approval of Equestrian Center instructor agreement with Ashley Martin.
- Approval of contract with Shine Illumination for holiday lighting and decoration.
- Approval of contract renewal with Jeff Smith, Smith Architects for architectural design review services.
- Approval of contract with Out of the Gutter for clubhouse rain gutters.
- Approval of agreement with Newman and Associates, Inc. for audit and tax preparation services.
- Received and filed the Collection and Delinquency Reports.
- Received and filed Violation Report

An Executive Session meeting was held on September 22, 2020 via Zoom Conference Call.

Actions taken included:

- Negotiation meeting held with Chip and Charge, Inc.

An Executive Session meeting was held on September 23, 2020 via Zoom Conference Call.

Actions taken included:

- Contract scope of work with bar/kitchen design consultant.
- Considered and declined realtor request to hold community garage sale

IV. CONSENT CALENDAR

Motion: Presley

Second: Fisk

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF SEPTEMBER 15, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated September 15, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF THE AUGUST 31, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated August 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,380,341 in reserve funds, \$1,265,591 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,136,763.

Year to date Assessment Revenue totals \$2,435,662 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$3,877,438 to the budgeted \$3,921,328.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$138,453) compared to the budgeted decrease of (\$151,268). Consolidated Net Income year to date prior to adjustments for depreciation is \$159,776 compared to the budgeted increase of \$173,795. Year to date reserve funding is \$508,517 compared to a budget of \$438,600. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL TO RECORD LIENS

Resolution: To authorize and instruct Management to record a lien on the following delinquent accounts 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	ACCOUNT #	TOTAL AMT DUE
10/5/20	0457-02	\$874.00
10/5/20	0625-01	\$1,050.00
10/5/20	0640-02	\$924.00
10/5/20	0829-01	\$874.00
10/5/20	0976-01	\$2,520.00
10/5/20	1001-01	\$1,311.00
10/5/20	1033-02	\$874.00

D. CONSIDERATION OF WRITE OFF ACCOUNT

Resolution: To approve write-off of Account #0455-04 in the amount of \$437. The account is noncollectable due to foreclosure of the home February 20, 2020

End of Consent Calendar

V. OLD BUSINESS

None

VI. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBER

Motion: Fisk

Second: Presley

Resolution: To approve the Equestrian Committee recommendation to appoint Liz Abdo, subject to signing the Community Leader Code of Conduct Acknowledgment to serve as Member of the Equestrian Committee through January 31, 2021.

The motion carried unanimously.

B. CONSIDERATION OF DIRECTION TO TRAILS & SAFETY COMMITTEE

Motion: Presley

Second: Fisk

Resolution: To approve the Trails & Safety Committee to work with the City of Laguna Hills to implement further safety measures at horse crossings, and potentially at intersections, on Nellie Gail Road from Oso Parkway to Moulton Parkway.

The motion carried unanimously.

C. CONSIDERATION OF SWIM PROGRAMMING LANE ALLOCATIONS

In response to a homeowner request to consider revising the pool use agreements to revise swim programming to end at 5:30 p.m. the Board reported as follows:

1. The current agreement with TriLa Vie authorizes swim training programming Monday thru Thursday 7 p.m. to 8 p.m. TriLa Vie has agreed to revise their use times to give up Monday and Thursday leaving the pool open for homeowner swim Monday, Wednesday and Friday at 7 p.m.
2. The current agreement with Evolution Swim Academy that authorizes swim programming until 7:00 p.m. was reduced from twelve months to a six month agreement that goes through March 31, 2021. The Evolution swim programming use times will be further re-evaluated at that time.
3. One lane is always left open by Evolution and TriLaVie for homeowner use whether or not there is a homeowner present.

D. CONSIDERATION OF APPROVAL TO REMEDY MUDDY TRAIL CONDITIONS ON OSO MARSH TRAIL AND OSO MAVERICK TRAIL

Motion: Blough

Second: Presley

Resolution: To approve a proposal from Boulder Earthwork for labor only totaling \$9,300, in conjunction with the City of Laguna Hills who is providing all the supplies, to remedy a consistently muddy section of City "Oso Marsh Trail" (Lower Oso) along Oso between Nellie Gail Road and Moulton Pkwy

and,

To approve a proposal from Boulder Earthwork totaling \$10,908 for easement repairs to remedy the effects of a natural spring at the toe of the

Nellie Gail Ranch easement that intersects with the City "Oso Maverick Trail" (Upper Oso) that is causing muddy conditions on our easement and the City of Laguna Hills property leading to the Oso Marsh Trail.

Motion: Fisk

Second: Presley

Resolution: To approve a one-time trail refurbishment for the Upper Oso trail for \$4,800 and the ongoing monthly maintenance fee of \$800. Funds for all proposals to be paid from Association Reserve GL 23204 Trail Reserves and the \$800 maintenance fee would come from the GL 15535 Trail Maintenance budget. Management is directed to request the City approve entering into a Maintenance Easement for the ongoing maintenance in whatever form the City would approve to document the responsibility.

and,

To confirm a finding that Nellie Gail Ranch homeowners and Nellie Gail Ranch Equestrian Center boarders health, safety and welfare benefit from the ongoing maintenance of the Oso Marsh Trail and Oso Maverick Trail as they provide homeowners access to the Nellie Gail Ranch trail system and Equestrian Center between Moulton Parkway and Nellie Gail Road.

The motion carried unanimously.

E. COMMERCIAL KITCHEN AND FOOD PERMIT UPDATE

Action: The Board reviewed and presented the current layout and plan of the proposed kitchen equipment identifying a draft cost of \$43,000 for the equipment non inclusive of installation. The Board will further consider the proposed layout and submit comments to be incorporated in a further plan to be reviewed again next meeting.

VII. REPORTS

The following reports were received and filed by the Board: Architectural Review, Communications, Community Events, Emergency Preparedness, Equestrian Center, Landscape - Sunset, Solar Energy, Swim Center, Tennis/Pickleball Center, 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, November 17, 2020 at 7:30 p.m.

XII. ADJOURNMENT

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



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Approved 11-17-20 Redline Accessory Dwelling Unit Guidelines

At the Board of Directors Meeting of November 17, 2020, the Board approved Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Architectural Guidelines. After review of extensive and thoughtful comments submitted by homeowners during the review time period, the Board considered, and approved, changes as noted in the redline document.

Some comments were easy to incorporate like consistently referring to them as "Guidelines" instead of "Standards". And, seeing as how Nellie Gail Ranch has seven Committee's, there was a recommendation requesting we include the full name of the "Architectural Review Committee" rather than simply referencing "Committee". Both suggestions were implemented.

Many comments expressed concern for adoption of guidelines allowing Accessory Dwelling Units due to concerns for increased density, more parking, and possible rental of the dwelling units. We share those concerns, however, state legislation has been imposed upon Nellie Gail Ranch Owners Association and the City of Laguna Hills requiring we allow them. In fact, the California Department of Housing and Community Development has published a handbook of guidance to "assist local governments, homeowners, architects, and the general public in encouraging the development of ADU's." What we can do is adopt reasonable guidelines to ensure that ADU and JADU structures harmonize with the community aesthetics and reduce adverse impact to adjacent owners.

Due to civil code restrictions we were unable to implement homeowner suggested guidelines related to population density, street parking, rental restrictions and required neighbor approval. As those types of guidelines would be unenforceable, they were not implemented.

To address concerns that construction vehicles and equipment may create hazards on trails the following guideline was implemented:

- n. The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.*

The proposed language restricting garage use from use for storage or workshops received comments both in favor and opposed. Those in favor want to see greater use of garages in place of street or driveway parking. Those opposed felt the language was overreaching in scope to what the CC&R's allow. After review the Board agreed the proposed garage revision regarding use of garages was not applicable to these guidelines that are standards for construction of conversion of garages to approvable JADU's. The use portion of the language in the proposed draft has been struck.

A number of comments referenced the proposed five foot setback as being too close to the property line. The guidelines have been revised to reflect; "A detached ADU must be set back a reasonable distance from side and rear property lines or Easements." While "reasonable distance" is not specific, it will allow the Architectural Review Committee to review the wide variety of lot configurations and implement wider setbacks as may be deemed reasonable.

The attached guidelines are in effect immediately. We thank all those who submitted comments!!

Accessory Dwelling Unit and Junior Accessory Dwelling Unit Guidelines

Adopted November 17, 2020

Accessory Dwelling Units. Accessory Dwelling Units (ADU's) shall comply with State law, City zoning ordinances, Floor Area Ratio Limitations and as set forth in the following standards:

- a. Attached Accessory Dwelling Units shall be limited to a maximum conversion of fifty (50) percent of the existing floor area of the existing primary dwelling or an addition of up to one thousand (1000) square feet.
- b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
- c. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot. A Member may not have both an ADU and a JADU.
- d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.
- e. The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Association maintained slope or trail is not permitted.
- f. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- g. Attached Accessory Dwelling Units shall not exceed the maximum height of, and shall comply with the minimum setback requirements of, the primary dwelling.
- h. Detached Accessory Dwelling Units shall not exceed sixteen (16) feet in height.
- i. Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- j. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- k. Space permitting homes with an Accessory Dwelling Unit must have a minimum of three (3) enclosed garage spaces.
- l. Accessory Dwelling Units shall not be placed in front yard setbacks. An attached ADU must have the same setbacks from property lines as the Primary Dwelling. A detached ADU must be set back a reasonable distance from side and rear property lines or Easements.
- m. The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.

Garages: Except in the event of a Junior Accessory Dwelling Unit, garages shall be enclosed with an operable door of wood or steel construction as approved by the ARC. Garages shall not be used as habitable space. Carports are not permitted.

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU's) shall comply with State law, City ordinance and the following standards:

- a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
- b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot. A Member may not have both a JADU and an ADU.
- c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling and a separate entry from the primary dwelling.
- d. The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Associated maintained slope or trail is not permitted.
- e. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- f. The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.
- g. The Architectural Review Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.
- h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- i. Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- j. The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.



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Accessory Dwelling Unit and Junior Accessory Dwelling Unit Guidelines

Redline Guidelines

Adopted November 17, 2020

Accessory Dwelling Units. Accessory Dwelling Units (ADU's) shall comply with State law, City zoning ordinances, Floor Area Ratio Limitations ~~set forth above~~ and as set forth in the following standards:

- a. Attached Accessory Dwelling Units shall be limited to a maximum conversion of fifty (50) percent of the existing floor area of the existing primary dwelling or an addition of up to one thousand (1000) square feet.
- b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
- c. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot. A Member may not have both an ADU and a JADU.
- d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.
- e. The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Association maintained slope or trail is not permitted.
- f. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- g. Attached Accessory Dwelling Units shall not exceed the maximum height of, and shall comply with the minimum setback requirements of, the primary dwelling.
- h. Detached Accessory Dwelling Units shall not exceed sixteen (16) feet in height.
- i. Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- j. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- k. **Space permitting** homes with an Accessory Dwelling Unit must have a minimum of three (3) enclosed garage spaces.
- l. Accessory Dwelling Units shall not be placed in front yard setbacks. An attached ADU must have the same setbacks from property lines as the Primary Dwelling. A detached ADU must be set back ~~a minimum of 5 feet~~ a reasonable distance from side and rear property lines or Easements.
- m. **The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.**

Garages: Except in the event of a Junior Accessory Dwelling Unit, garages shall be enclosed with an operable door of wood or steel construction as approved by the ARC. ~~Each Owner shall keep his garage readily available for parking of permitted vehicles and shall not store any goods or materials therein, nor use any portion of the garage for a workshop or other use if such storage or use would prevent said Owner from parking the number of vehicles therein for which said garage was approved by the ARC.~~ Garages shall not be used as habitable space. Carports are not permitted.

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU's) shall comply with State law, City ordinance and the following standards:

- a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
- b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot. A Member may not have both a JADU and an ADU.
- c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling and a separate entry from the primary dwelling.
- d. The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Associated maintained slope or trail is not permitted.
- e. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- f. The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.
- g. The **Architectural Review** Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.
- h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- i. Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- j. **The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.**



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Pumpkin Carving and Decorating Contest

Thank you to everyone who participated in the Pumpkin Carving and Decorating Contest! The submissions were so creative and fun. Thank you to Melody & Associates for sponsoring this spooky event.



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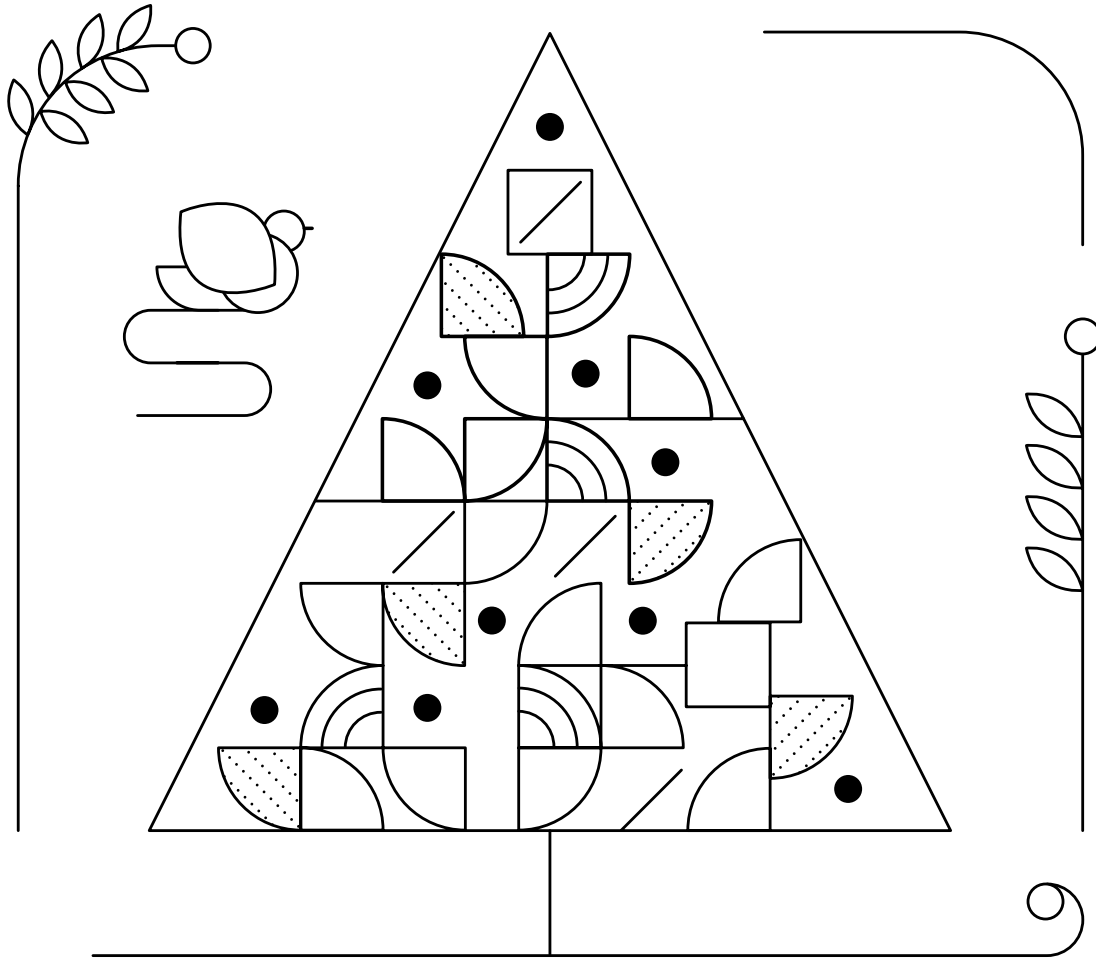
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Equestrian Center News

Nellie Gail Road Equestrian Crossings



The Nellie Gail Ranch Trails & Safety Committee, with the support of the Equestrian Committee and certain concerned Nellie Gail Ranch Residents, have initiated discussions with the City of Laguna Hills regarding safety concerns with pedestrian and equestrian crossings on Nellie Gail Road

(connecting Moulton to Oso), with a particular focus on the pedestrian/equestrian crossing at the entrance to the Nellie Gail Ranch Equestrian Center and Nellie Gail Road at Empty Saddle. The goal is to determine what further safety mechanisms, if any, can be implemented to slow the flow of traffic on this particular stretch of Nellie Gail Road and prevent "near misses" or accidents that could be hazardous to pedestrians, riders, and/or horses.

The City of Laguna Hills will be reviewing this matter over the next several months and has requested our help to collect certain data. To that end, if anyone encounters, or has encountered, a safety concern when crossing Nellie Gail Road by the Equestrian Center or when crossing Nellie Gail Road by Empty Saddle, or in any other locations in Nellie Gail Ranch, please report such incidents via the QR Code or by emailing admin@nelliegailranch.org. To submit a report please scan the QR Code below and identify your name, the date of the incident, a brief description of the incident, and your relationship to Nellie Gail Ranch (resident, guest, equestrian instructor, equestrian boarder, etc.). Thank you in advance for your "near miss" reports as we collaborate with the City to make our streets safer for everyone!



Scan Me!



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

SAVING MONEY AND RESOURCES TODAY

Nellie Gail SMART – QR Codes and Waivers

Quick Response (QR) matrix barcodes were first designed in 1994 for tracking automobile parts and are currently used for product tracking, item identification, general marketing, and for Nellie Gail Ranch's purposes, document management.

At Nellie Gail Ranch, we use QR code technology to simplify the sign-up process for the electronic distribution of documents and to make our waivers readily available to our homeowners, club members, and guests. You can see these abundant square codes on our trail rules signs, The Pony Express cover, and on various forms and mailers. By scanning the code, a homeowner can sign-up for electronic distribution of documents instead of hard paper copies and save the association the mailing and paper processing costs. Additionally, guests of our Equestrian, Tennis, and Swim Centers may quickly and easily sign waivers. Guests of homeowners using the trails and association arenas can also sign up by scanning the code on the trail's signage.

Now for a quick word on waivers. The purpose of a waiver is to inform participants/guests of the risks involved in certain activities. The term "guest" is also inclusive of boarders of private boarding facilities run by homeowners. The participant/guest acknowledges the risks and liability release. Protecting Nellie Gail Ranch from liability also protects you! Please ask your guests to scan the appropriate QR code before using trails, parks, or association arenas. Waivers remain in effect for future use, too, so one time per guest, and in under a minute, you and your guests are ready to enjoy all that Nellie Gail Ranch has to offer!

SIGN *Up* BELOW

WAIVER FOR GUEST USE OF THE TRAILS, ASSOCIATION ARENAS, AND PARKS



OPEN YOUR
CAMERA ON
YOUR PHONE



CLICK THE
POP-UP
NOTIFICATION



HOVER YOUR
SCREEN OVER
THE QR CODE

As a reminder, guest use waivers are required for use of association trails, parks and arenas by anyone who does not own property in Nellie Gail Ranch.

SIGN *Up* BELOW

HOW YOU CAN SIGN UP FOR ELECTRONIC DISTRIBUTION WITH A QR CODE:



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Please sign up using the QR Code to authorize receiving documents via e-mail instead of the more costly hard copy mailing on a CD. We, you, and the Association save \$2.50 for each audit that is e-mailed rather than printed with a potential collective savings of over \$3,500.

SIGN *Up* BELOW

LIABILITY WAIVER AND RELEASE FOR TENNIS AND SWIM CENTER



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YOUR PHONE



CLICK THE
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As a reminder, Equestrian Center use waivers are required for use of the Tennis and Swim Center.

SIGN *Up* BELOW

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As a reminder, Equestrian Center use waivers are required for use of the Equestrian Center.



You're Invited!

10th Annual Toys for Tots Drive

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Saturday, December 12th

10 am – 3 pm

Nellie Gail Ranch Clubhouse Parking Lot

We are accepting toy donations (Unwrapped and \$10+ in value)
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We can't wait to see you there!



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Emergency Preparedness: Protecting Your Important Documents

By: Dr. Kenneth S. Cheng



This 2020 hurricane season has tied 2005 as the most active hurricane season on record with 28 named storms, 12 hurricanes, and five major hurricanes. Additionally, 11 named storms (both hurricanes and tropical storms) made landfall in the U.S., affecting millions of residents with evacuations, destruction of their personal residence, power outages, and loss of life. In the last month, there have also been two major earthquakes of 7.0 magnitude or greater; Greece was hit with a 7.0 on October 30, 2020, and Sand Point, Alaska was hit with a 7.6 magnitude earthquake on October 19, 2020. This latter quake triggered multiple tsunami warnings for significant portions of Alaska and Canada. More locally, this past month, we have been affected by the local fires, resulting in evacuations of some of the residents of Silverado Canyon, Lake Forest, Rancho Santa Margarita, and Irvine. Having assisted in previous fire evacuations, this author has seen the frantic and ill-prepared residents as they attempt to save personal belongings, pack their vehicles, and prepare for evacuations. Often forgotten are the documents

that will make recovery easier after the disaster.

This month, we will explore the importance of protecting those critical documents. After a disaster has occurred, having the appropriate documents, health records, and contact information will be crucial to our recovery process. Preparing these now will help us avoid the additional stress the days after a disaster. Additionally, think of all the priceless and difficult-to-replace personal items that you want to protect from a disaster or that you would want to take with you during an evacuation.

The first step in protecting your documents is to establish an inventory of the documents that are important and necessary to have after a disaster. These can be separated into the following five categories: Identification, Financial/Legal, Medical, Contacts, and Photos.

Identification. These documents are important because they serve to prove who you are in many aspects. This will include:

- birth certificates
- death certificates
- marriage certificates
- passports
- divorce documents
- child custody papers
- military service records
- social security card
- immigration papers
- diplomas



Financial/Legal. Financial/Legal documents will be important to help rebuild and maintain your assets and to prove/maintain the proper legal structures that you may have established. This will include:

- ☐ Trusts and Wills, Power of Attorney
- ☐ Incorporation documents
- ☐ Grant Deed to real property
- ☐ Lease or Rental Agreements
- ☐ Mortgage
- ☐ Loan/Home Equity documents
- ☐ Vehicle Registrations and Ownership "Pink Slip" documents
- ☐ Insurance policies (home, auto, personal, fire/flood insurance)
- ☐ Home Inventory List (appraisals, photos, etc.)
- ☐ Financial Institution Statements (current)
- ☐ Retirement and Investment Account statements
- ☐ Credit Card Statements (current)
- ☐ Pay stubs
- ☐ Government benefits statements
- ☐ Alimony statements
- ☐ Child Support documents
- ☐ Federal and State Tax Statements and Returns
- ☐ Other financial obligations

Medical. Your medical documents will be very important to help you maintain your health during a recovery. This author treated hundreds of patients in a basketball arena in New Orleans after Hurricane Katrina in 2005. Most evacuees did not know all the names and doses of their current medications. It was the rare evacuee who knew their entire health history, including all medications and dosages, treating physicians, hospitalizations, and health insurance information. Having these available will aid emergency caregivers or aid organizations in maintaining your health.

- ☐ Health/Dental Insurance card and policy
- ☐ Medicare/Medicaid/VA Benefits
- ☐ List of current medications, immunizations, allergies
- ☐ List of current pharmacy and prescription Rx numbers
- ☐ List of current physicians, specialty and phone numbers
- ☐ List of current dentist and phone numbers
- ☐ List of veterinarians(s) and phone numbers
- ☐ Disability documentation
- ☐ Caregiver/Agency contact information

Contacts. Your list of important phone numbers will help in contacting friends, relatives, businesses, or other providers of services.

- ☐ Copy of your paper address book
- ☐ Copy of your smartphone contact list
- ☐ Employers
- ☐ Schools
- ☐ Service Providers
- ☐ Utilities
- ☐ Home Repair (contractor, plumbers, electricians, handyman, roofer, etc.)

Photos/Mementos/Keepsakes. Photo albums or boxed, loose photos should be stored in a central location where they can be quickly grabbed in the event of evacuation orders. Consider having heirloom pictures professionally scanned for electronic storage.

After you have taken inventory of what should be stored, we next need to determine how to best store these documents and where to store them. There are many options on how and where to store important documents. In a disaster setting, when we don't know what might survive and what might be destroyed, the more options, the better as immediate access to banks, safe deposit boxes, or the cloud may not be available.

Paper vs. Electronic. Paper copies of your important documents are often the best, and

in some cases, the only "officially recognized" documents (such as certified marriage, birth, death certificates.) If undamaged and stored properly, these documents can be easily accessed and presented when needed. It is advisable to make at least two paper copies of all your documents for storage (see below.) Electronic copies of important documents (scanned and stored on the computer), although not "official" copies, may still be important as a way to access information that may otherwise not be available. Documents can be scanned easily at home with inexpensive home scanners. Additionally, many home printers have scanning capabilities. Once all the documents have been assembled, scanning can be done in less than 30 minutes.

Home vs. Off-Site. Experts recommend that important documents, both paper and electronic, be stored off-site and at home. Off-site storage is important as it minimizes the risk of damaged and lost documents, but also may cause a delay in obtaining these documents. For paper documents, it is advisable to have one Copy stored at your attorney's office or with a trusted friend or relative, and the other in a safe deposit box. When storing paper copies at home, a fireproof and waterproof safe and/or a secure lockbox in your earthquake kit are two excellent places for storage. To protect against moisture damage, it is recommended that these documents be stored in Zip-Lock style bags, especially if storing it with your earthquake kit. For electronic documents, there are many off-site options for storing these documents. Dropbox and Google Drive are no-cost ways to store documents securely. When looking for off-site storage options, be sure that you look only at sites that will store your information in an encrypted manner with a strong privacy policy (and be sure to use a strong password for access.) During a disaster, your information will likely be stored on servers in other parts of the country, and access is easily obtained online. At home, electronic storage can be accomplished by keeping copies on your computer, or better yet, on a removable flash drive or "burned"

onto a CD. It should be noted that CD and Flash Drive Storage may still "decay" over time and should not be solely relied upon as a means for storage. It would be unfortunate to experience unreadable media on our computer.

The key to protecting important documents is redundancy. Having duplicate forms of storage (paper and electronic) and duplicate locations of storage (at home and off-site) are your best ways of ensuring that the documents you need will be there during and after a disaster.

The Nellie Gail Ranch Emergency Preparedness Committee (EPC) encourages you to take steps to prepare you and your family for the next disaster. In addition to making these monthly articles available to you, the EPC also provides monthly live Zoom meetings to learn the steps in preparedness. These are usually held on the first Tuesday of each month at 7:30 PM. Look for the announcements and Zoom link in the "This Week in Nellie Gail Ranch" emails from the HOA.



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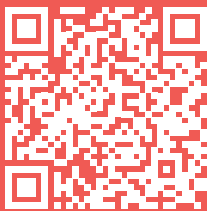
Holiday Decorating Contest

Enter your home or nominate a home to be included on the Nellie Gail Ranch Light Tour map!

Judging will take place on December 14th-16th

(Please have all lights & decorations on for the judging)

All winning homes will receive a prize, a sign, and be featured in January's Pony Express



Scan this code to submit your house or to nominate a house for the contest

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Stall Decorating Contest


Thursday, December 17, 2020


Judging at 9 AM

Celebrate the holidays with your horse by participating in the Nellie Gail Ranch Equestrian Center's Annual Stall Decorating Contest!

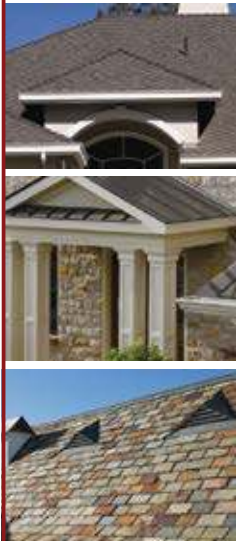
Any of the boarders at the Equestrian Center can participate!

Judges will award first, second, and third places. All participants will receive a prize! Let's see those festive holiday decorations!





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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

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

SOLAR FOR YOUR HOME,

Nellie Gail resident is in SOLAR design and installation business.

Free estimates.

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adv-solar.com 949-289-2540

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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

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.

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

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

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 310-293-1035 - Ingrid Nadell

EXPERT QUALITY CAREGIVER

I am Florence Biteng, a professional, compassionate and friendly caregiver with 19 years of experience providing excellent care to elderly people with a variety of diagnosis such as Dementia, Parkinsons, Heart problems, Hospice and others. I can assist client with medications, personal care and hygiene, ambulation and mobility around the house or outside, light housekeeping, meal preparation with attention to dietary constraints. I have excellent communication skills and prefer to work as a live-in caretaker. Please contact me at (949) 878-1924. Excellent references available upon request.

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 you 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

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

WRITING, ESL, GERMAN TUTOR

Retired university professor offering private or small group lessons for students/adults interested in writing classes (drafting and editing), English as a Second Language (with emphasis on grammar instruction), and/or German lessons (all levels).

Please text/call (714)330-4327 or email mbelhumeur@verizon.net

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.

FREE FIRST CAREER JOB INTERVIEW SKILLS COACHING, FOR YOUNG ADULTS.

Mark Chamberlin is a retired Enterprise and Global Sales Leader with experience selling complex, high dollar technology and services solutions to Fortune 500 companies. His volunteer activity topics include interviewing skills coaching for young adults getting first career jobs into large organizations, meeting job requirements and how to get a job in 60 days. Mark is a Board Director for Youth Employment Service, which has helped young adults get jobs since 1970 and a volunteer interview coach with Chapman University and Cal Poly Pomona, helping students compete for the world's best new career jobs.

He has extensive hiring and interviewing experience within the hi-tech industry, including working for Cisco, the team from Microsoft that developed Skype, Polycom and Avaya. His customer list includes direct "sell to" responsibility for Disney, HPE, Microsoft, T-Mobile, Nestle, REI, VISA, Ingram Micro, Toshiba, Sony Electronics, Lockheed Martin, Oppenheimer Group and the Bill & Melinda Gates Foundation, to name a few.

If your son or daughter would like some free interview skills coaching, let me know. I can do it all over FaceTime or other video platforms.

Mark Chamberlin at 27391mark@cox.net

MISCELLANEOUS

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 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

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.

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

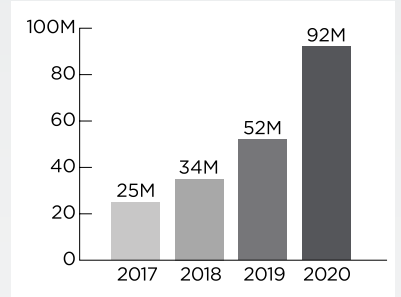
JACKSON HOLE, WY HOUSE RENTAL

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

Introducing Anvil Real Estate, the newest brokerage founded by Nellie Gail's #1 real estate agent, Melody Smith.



Set to raise the bar in South Orange County real estate, Anvil Real Estate combines the most desirable characteristics of boutique and national brokerages with the most cutting-edge tech and support to provide a real estate experience that's in a class by itself.



Melody Smith & Associates Proven Record

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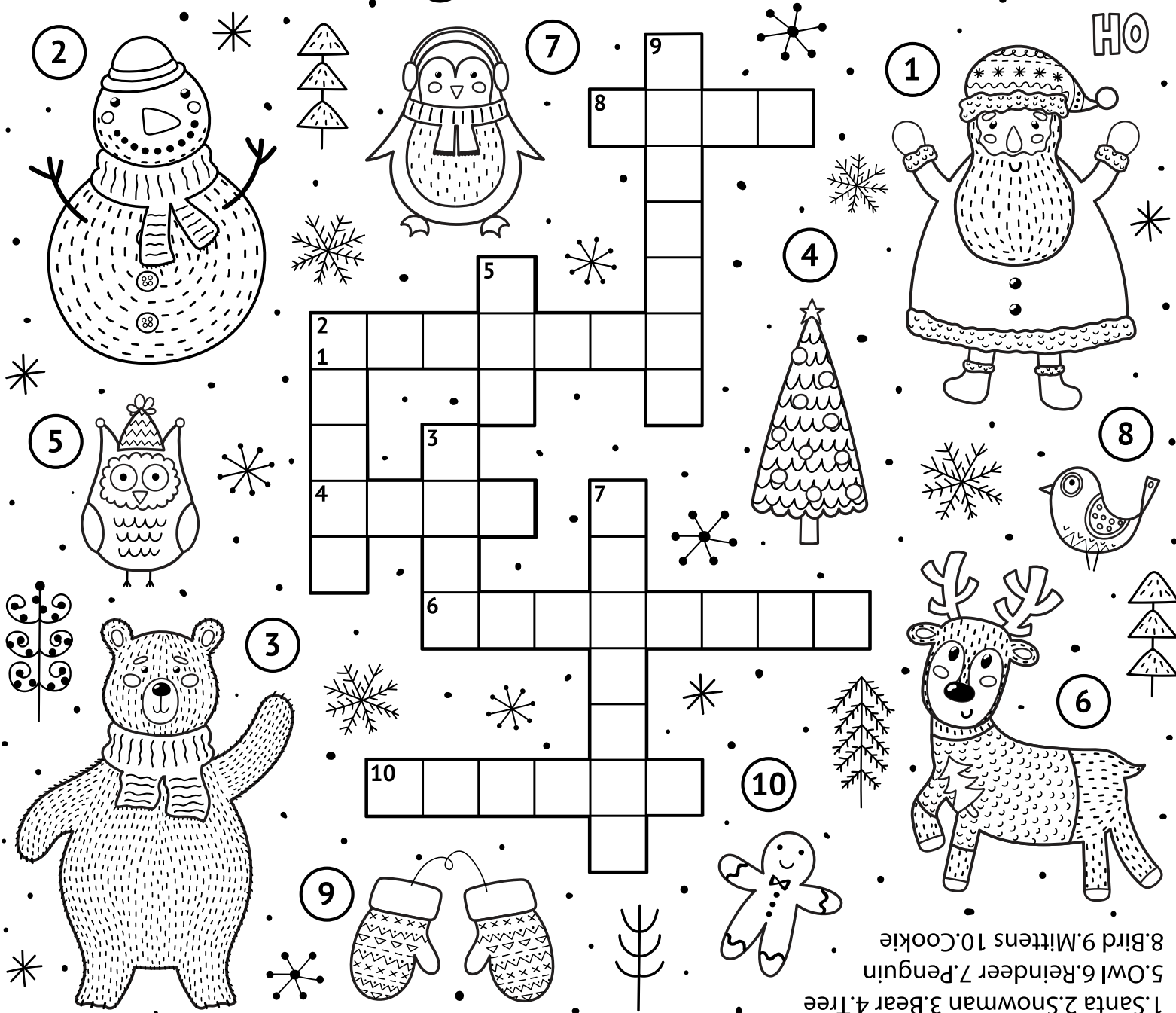


*Data provided by CRMLS for 2019 and 2020.

The Puzzle Paddock

Merry Christmas

HO
HO
HO



1.Santa 2.Snowman 3.Bear 4.Tree
5.Owl 6.Reindeer 7.Penguin
8.Bird 9.Mittens 10.Cookie

Ranch Recipe



White Christmas Margaritas

Ingredients

10 ounces silver tequila
8 ounces grand marnier
8 ounces lime juice
8 ounces coconut water
8 ounces canned coconut milk
6 ounces coconut cream
6 ounces coconut rum
6 ounces simple syrup
1 teaspoon coconut extract, if
desired for garnish: sprigs of
rosemary and fresh cranberries

Directions

1. Mix all ingredients together well – I find that for a large scale drink like this with something creamy (the coconut), it works best to make it in a large measuring glass or bowl and whisk it all together as opposed to shaking it. If desired, you can add 1 to 2 teaspoons of coconut extract for more islandy coconut flavor! Taste and add more syrup if you'd like more sweetness.
2. Note: to make the simple syrup, combined equal parts sugar and water (like 1 cup sugar, 1 cup water) in a saucepan over medium heat. Whisk constantly until the sugar dissolves and the mixture comes to a boil, then remove from heat and let cool completely.

December

2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Deadline for Christmas Adopt- A-Family Program	8 ARC Meeting 7:00 PM	9	10	11	12
13	14 Christmas Decorating Contest Judging	15 Christmas Decorating Contest Judging	16 Christmas Decorating Contest Judging	17 Stall Decorating Contest	18 ARC Submittal Deadline for January 12 th Meeting	19
20	21	22	23	24 Office Closed	25 Office Closed MERRY CHRISTMAS	26
27	28	29	30	31 Office Closed New Year's Eve		

HIGHER STANDARDS | BETTER RESULTS

FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



ACTIVE

25541 SADDLE ROCK PLACE

5-BR | 5-BA | APPROX. 5,060 SF | 15,750 SF LOT
LISTED FOR \$2,399,900



ACTIVE

27541 BOOTHILL COURT

4-BR | 5-BA | APPROX. 5,319 SF | 37,612 SF LOT
LISTED FOR \$2,395,000



ACTIVE

27712 PINESTRAP CIRCLE

5-BR | 6-BA | APPROX. 4,719 SF | 22,586 SF LOT
LISTED FOR \$2,279,000



IN ESCROW

25352 MUSTANG DRIVE | LISTED FOR \$1,695,000

4-BR | 3-BA | APPROX. 2,624 SF | 13,500 SF LOT



IN ESCROW

26392 HOUSTON TRAIL | LISTED FOR \$1,499,000

4-BR | 3-BA | APPROX. 3,438 SF | 23,087 SF LOT



JUST SOLD

26532 SADDLEHORN LANE | SOLD FOR \$1,800,000

4-BR | 3-BA | APPROX. 3,336 SF | 12,150 SF LOT



JUST SOLD

26116 RED CORRAL ROAD | SOLD FOR \$1,740,000

5-BR | 4-BA | APPROX. 4,063 SF | 32,550 SF LOT

VISIT [BRADFELDMANGROUP.COM](https://www.bradfeldmangroup.com) FOR VIRTUAL 3D TOURS AND DETAILED INFORMATION ON ALL OF OUR CURRENT OFFERINGS.



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