

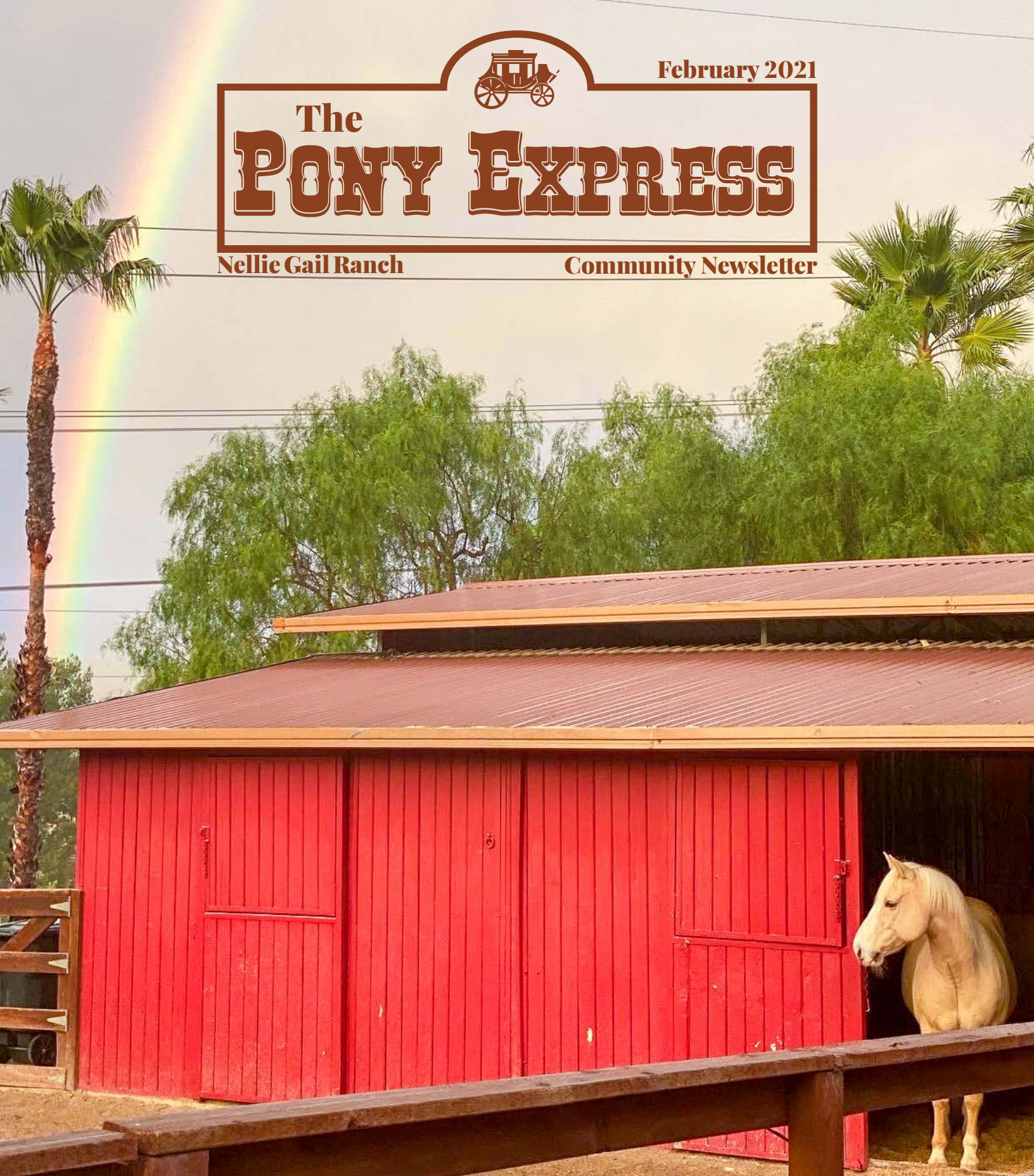


February 2021

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



INSIDE:

Equestrian Center News
Nellie Gail S.M.A.R.T.
Business Directory

FEBRUARY ISSUE:

Puzzle Paddock
Ranch Recipe
Emergency Preparedness
Cover Photo by Holly Gordon



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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

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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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Important Numbers

(949) 425-1477	Association Office
(949) 831-6660	Nellie Gail Ranch Tennis and Swim Club
(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
(714) 971-2421	Vector Control
(877) 728-0446	CRandR (Trash Pickup)
(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDGandE
(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	SDGandE 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 February Open Session Board Meeting and Open Homeowner Forum is currently scheduled for February 16, 2021. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting February 16, 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.

Zoom Meeting Link: <https://us02web.zoom.us/j/82809382582?pwd=ek1RbU15UlVVdFRqRnUyMGkwTnlYZz09>

Dial in #: 669 900 6833

Meeting ID: 828 0938 2582

Passcode: 607745

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 and Safety Committee

Director's Message

By Alex Presley



With everything that got canceled in 2020, I have a feeling, and I'm hopeful we will have a very busy 2021!!

If everything goes right, 2021 will be a year of reconnecting with our family and friends that we were not able to visit or spend time with, reengage in commonplace activities that we let slide, and slowly return to our normal lives.

In addition to vaccines, widespread COVID-19 immunizations, our children returning to school, we have some amazing events to look forward to:

1. The Tokyo Olympics

The 2020 Tokyo Olympics were put on hold and rescheduled to this coming July. The rumor is that it may not look like the Olympics we are used to, as COVID safety measures will be in place. Regardless, it will be amazing to be

able to watch the Opening Ceremonies and the sporting events and to cheer on our country and the athletes that have finally been given their opportunity to shine after this pandemic ravaged the globe. This event has always been able to bring the world together, and this is sorely needed in 2021. We definitely need to mark our calendar for this!

2. Clubhouse Grand Opening

As soon as we can, and it is safe to do so, we plan to host a Grand Opening Event for the community to celebrate the renovation of the Clubhouse. The event will be held at the Clubhouse, and it will be a fun-filled evening of music, food, and beverages. Once large gatherings are permitted again, please look out for the event announcement.

3. Concerts in the Park

Assuming large gatherings are permitted, we will also start up again with Concerts in the Park, starting mid-June to the end of August. These will again be held every second Friday evening during the summer. These are one of the most beloved community events, and we are excited to be able to host these again with Cover Bands from our favorite artists.

4. Events at the Clubhouse

With the opening of the Clubhouse, we plan to hold fun, community events such as Wine Tasting, Festive Events, Sunday Football Nights, Tennis & Pickleball event, and more. To make sure you don't miss out on any of these Nellie Gail Ranch events, please make sure we have your email address on file, and you will never miss our Friday email blast of Nellie Gail Ranch Today.

I look forward to seeing our community safely gathering again and enjoying the beautiful amenities of our community!

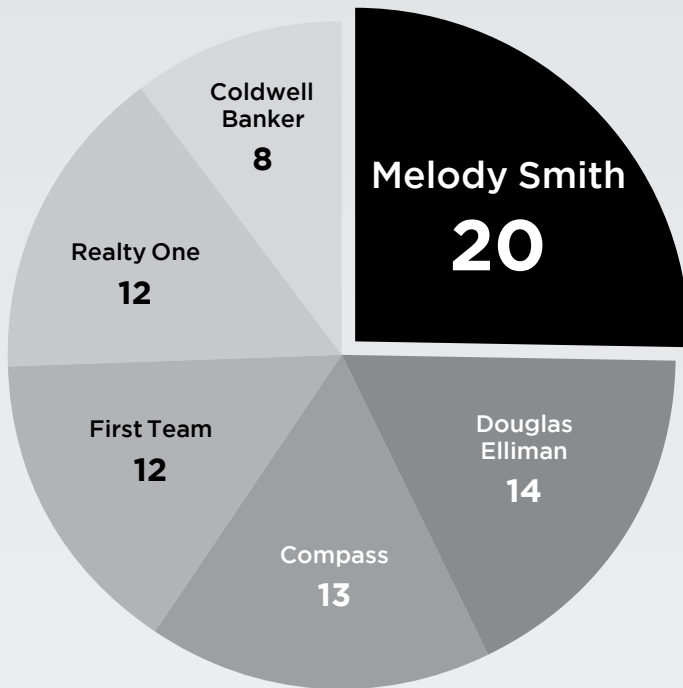
Cheers to 2021!



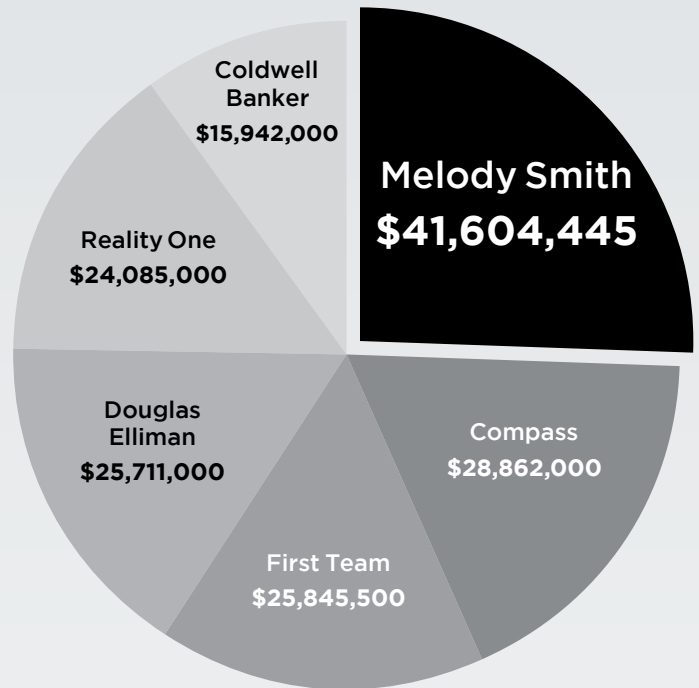
Melody Smith

#1 Nellie Gail Real Estate Agent in 2020

Melody Smith vs. Other Real Estate Brokerages



2020 NELLIE GAIL RANCH HOME SALES
BY SIDES REPRESENTED



2020 NELLIE GAIL RANCH HOME SALES
BY SALES VOLUME

This data is from CRMLS 2020.

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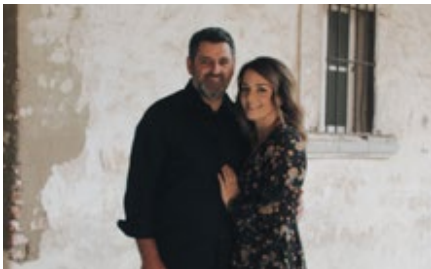
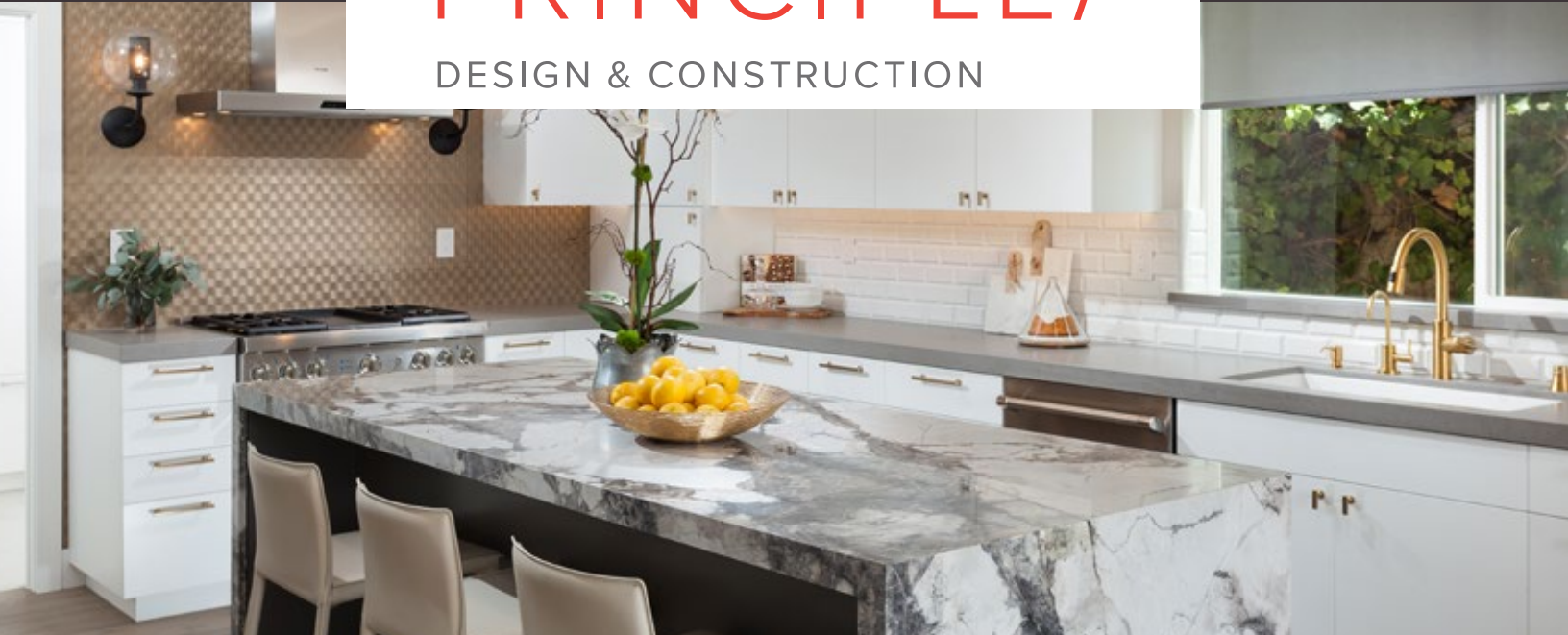


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Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on January 12, 2021.

The Next Deadline for ARC Submittal is February 23, 2021.

ADDRESS	PROJECT	RESULTS
26051 Glen Canyon	Resubmittal Exterior Finish	Approved
25031 Buckboard	Solar	Approved with Conditions
25661 Rapid Falls	Exterior Painting/Stone Finish	Approved
27472 Hidden Trail	Ground Solar	Approved with Conditions
25082 Mustang	Resubmittal Addition to House/ Landscape/Hardscape	Approved with Conditions
26522 Wild View	Stables	Denied
25662 Dillon	Resubmittal Hardscape/Landscape/ Tree Removal	Denied
25662 Dillon	Roof Solar	Approved with Conditions
25111 Anvil	Roof Solar	Approved with Conditions
25446 Nellie Gail	Garage Doors	Approved
25662 Pinto	Pool	Approved
25665 Dillon	Removal of Trees	Approved
27351 Hidden Trail	Garage/Front Doors	Approved
25295 Gallup	Tree Planting	Approved
27081 Hidden Trail	Hardscape/Landscape/Gates	Approved
25672 Nellie Gail	Fencing	Approved with Conditions
27753 Hidden Trail	Hardscape/Landscape/Painting/ Pool, Structure	Approved
27102 Hidden Trail	Request for Extension	Approved

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, NOVEMBER 17, 2020

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:35 p.m. via Zoom conference call due to the Coronavirus pandemic state mandated restriction on gatherings.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
Alex Presley
John Park
Joyce Taylor

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 expressed kudos on the clubhouse.

III. ARCHITECTURAL APPEAL – 26872 HIGHWOOD

Motion: Park

Second: Taylor

Resolution: To deny the appeal requesting an extension to complete the home improvement project as no completion date commitment was provided.

The motion carried unanimously.

IV. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on October 20, 2020 via Zoom Conference Call.

Actions taken included:

- Approval of the September 10, 2020, September 15, 2020, September 22, 2020 and September 23, 2020 Executive Session Meeting Minutes as submitted.
- Reviewed status of litigation in preparation for mediation.
- Resolved dispute with Mark Wood Entertainment receiving credit for deposit paid.
- Approved revised service agreement with Evolution Swim Academy for contract ending March 31, 2021.
- Approval of service agreement with Chip & Charge Inc. for tennis and pickleball programming.
- Approval of Equestrian Center Trainer Agreement with Katy Mouzis.
- Approval of agreement with South OC Pony Club for use of Equestrian Center and Dapple Grey Arena.
- Approval of employee health and dental benefits renewal.
- Approval of contract with Quezada Professional Landscape for community tree trimming services.
- Approval of Smartwebs subscription for architectural and violation tracking.
- Approval of supplemental Halloween night security coverage.
- Received and filed the Collection and Delinquency Reports.
- Received and filed Violation Report and reviewed architectural enforcement matters.

An Executive Session meeting was held on November 6, 2020 via Zoom Conference Call.

Actions taken included:

- Review of kitchen layout and direction to incorporate kitchen equipment components into the draft plan.

V. CONSENT CALENDAR

Motion: Taylor

Second: Presley

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

Ayes: Presley, Blough, Fisk

Nays: None

Abstain: Park & Taylor?? (from minutes)

The motion carried.

A. CONSIDERATION OF APPROVAL OF OCTOBER 20, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated October 20, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF THE SEPTEMBER 30, 2020 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,381,209 in reserve funds, \$1,210,085 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,082,126.

Year to date Assessment Revenue totals \$2,520,103 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$4,118,428 to the budgeted \$4,068,024.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$77,402) compared to the budgeted decrease of (\$173,807). Consolidated Net Income year to date prior to adjustments for depreciation is \$82,373 compared to the budgeted decrease of (\$12). Year to date reserve funding is \$509,385 compared to a budget of \$438,600. The variance is reserve interest income.

C. DELINQUENCY STATUS

- Four (4) past owner delinquencies total \$3,275 in assessments and \$246 in assessment judgments.
- One hundred and forty-nine (149) current owner past due delinquencies total \$98,414 in assessments and \$4,910 in assessment judgments.
- The collection attorney is currently working on ten (10) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.84% of the annual assessment budget.

End of Consent Calendar

VI. OLD BUSINESS

A. CONSIDERATION OF BAR / KITCHEN DESIGN AND PROPOSED EQUIPMENT

Motion: Presley

Second: Taylor

Resolution: To approve the kitchen design layout and approve to submit to engineering for drafting plans;

and

Motion: Park

Second: Blough

Resolution: Upon completion of engineering plans, to authorize Loree Blough and John Park to approve submittal to the Orange County Health Care Agency for permitting.

The motions carried unanimously.

B. CONSIDERATION OF ARCHITECTURAL / ENGINEERING SERVICES FOR DRAFTING KITCHEN PLANS

Motion: Blough

Second: Presley

Resolution: To retain CRO Engineering for drafting plans for submittal to the Orange County Healthcare Agency for beverage and food preparation permit. (Note: The CRO contract was subsequently cancelled prior to commencement of services and Jeff Smith Architects retained at a reduced fee of \$7,500 to leverage his familiarity with the Clubhouse and more comprehensive services to get permitting through both the county and the city.)

The motion carried unanimously.

C. CONSIDERATION OF LANDSCAPE COMMITTEE RECOMMENDATION FOR CLUBHOUSE MONUMENT

Motion: Park

Second: Taylor

Resolution: To defer this matter for further review after completion of the bar / kitchen project.

The motion carried unanimously.

VII. NEW BUSINESS

A. CONSIDERATION OF MEMBER COMMENTS RE PROPOSED ADOPTION OF ARCHITECTURAL GUIDELINES FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Nellie Gail Ranch counsel attended the meeting to present information regarding the California state legislature imposing requirements to allow ADU and JADU units regardless of NGROA CC&R's. Extensive comments were submitted by Members and revised guidelines were presented to the homeowners.

Motion: Fisk

Second: Taylor

Resolution: To adopt the Architectural Guidelines for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) effective immediately.

and

To submit to city along with a request for them to incorporate into their civil code.

The motion carried unanimously.

B. CONSIDER FUTURE OPPORTUNITIES TO SOLICIT SPONSORSHIPS AND REVIEW OF EXISTING SPONSORSHIP GUIDELINES

Motion: Park

Second: Fisk

Resolution: To appoint Loree Blough and Alex Presley to consider sponsorship opportunities to offset anticipated expenses for the kitchen and bar and submit recommendations to the Board.

The motion carried unanimously.

VIII. 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.

IX. CORRESPONDENCE

Correspondence was received and filed.

X. NEXT MEETING

There will be no meeting scheduled for December 2020. The next Open Session Board of Directors meeting will be held on Tuesday, January 19, 2021 at 7:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.



Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

Contact Dave Jones
at (949) 371-1595 or
djones@nelliegailranch.org



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

SAVING MONEY AND RESOURCES TODAY

Increase in Tennis & Pickleball Club Membership

Imagine that feeling you get when you are a part of something new. Whether it's receiving a gift or joining a new club, it's exciting! Following the recent completion of the Nellie Gail Ranch Clubhouse we have seen an increase in club memberships! A total of 58 new members (31 tennis & 27 pickleball) have joined the Tennis & Swim Club since October 1, 2020. While the Clubhouse is pending opening when state guidelines allow, members can enjoy outdoor recreational and competitive play on ten (10) tennis courts and eight (8) pickleball courts. The Club also recently

completed its one-year anniversary of the two (2) tennis courts conversion to eight (8) new pickleball courts. Pickleball has had an incredible membership interest to the point that we have a non-homeowner waiting list of 109 potential members! Nellie Gail Ranch homeowners can join anytime.

Nellie Gail Ranch owners looking for a recreation opportunity close to home, check out the exciting game of Pickleball. Single memberships are \$30, couples \$45, and families \$60. Tennis is another outdoor recreation opportunity close to home. Tennis is seeing an increase in popularity due to its natural physical distancing and spacing. Single memberships are \$107 per month, couples and families are \$127. Tennis memberships include Pickleball privileges. We have several pros available to teach tennis and pickleball basics and help you develop as a player.

NELLIE GAIL RANCH OWNER MEMBERSHIP	
Single Tennis	2
Family Tennis	3
Couples Pickleball	1
Family Pickleball	3
NON-RESIDENT MEMBERSHIP	
Single Tennis	20
Family Tennis	5
Junior Tennis	1
Single Pickleball	13
Couples Pickleball	7
Family Pickleball	3



EMERGENCY PREPAREDNESS: COMMUNICATIONS DURING DISASTERS

By Dr. Kenneth S. Cheng

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

PLANNING

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

TWO-WAY COMMUNICATIONS

Home Telephones

We often take this most basic form of communication for granted, assuming it will always be there and available to us. During a major disaster when the electrical power will likely be disrupted, landline telephones that plug directly into a phone jack (and do not require

any electrical plugs) may still work as they only require small amounts of low voltage electricity that run on different circuits (all cordless home phones, however, will likely be non-operational due to their need for electricity to function.) If these lines are working, it is likely that they will be overloaded with calls leaving their usefulness strictly to chance. Nonetheless, all homeowners should have at least one phone in their home that plugs directly into the phone jack as this may be your only form of long-distance, two-way communications.

Cellular/Wireless Telephones

Cell phones are ubiquitous in our society. During a significant disaster where we have a widespread power outage, they will have limited value as cell towers typically have a backup generator that will supply about 2 hours of power to the cell tower; however, similar to landline phones, these cell tower lines will likely be overloaded as well. Text messaging, on the other hand, is an excellent form of communication as the bandwidth required to send a text message is tiny compared to a one-minute voice communication on the same line. The additional advantage of the text message is that once you hit "send," the message can wait in the queue until bandwidth is available to transmit the message. Text messaging is one of the best forms of communication and should be your first line of communication immediately after a disaster. Of course, if electrical power is out, this form of communication will be limited to the operating time of the backup generators supplying the local cell towers.

Satellite Phones

Satellite phones are available and can provide

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

Family Radio Series (FRS)

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

Citizens Band (CB) Radios

CB radios were much more popular in the '70s and '80s, but their use today is very limited. Although theoretically useful for short-distance communications, their low frequency of use and lack of readily available radios makes it unreliable for emergency communications.

Ham Radios

Ham (or Amateur) Radios are one of the best ways of communicating locally and for long distances. Although an FCC license is required to operate a Ham Radio, the advantages of using a Ham are many, and obtaining a license requires only a small amount of study and then passing a 35-question test. Once you are licensed, you can easily communicate with other Ham Radio operators in this region, as well as across the country (and in some

cases, internationally.) The Nellie Gail Ranch community has over a dozen licensed Ham Radio operators, including five members of the Nellie Gail Ranch Emergency Preparedness Committee. Ham Radio operators have a long history of assisting in virtually every disaster that has ever occurred. RACES (Radio Amateur Civil Emergency Services) is an organization of Ham Radio operators whose protocol was developed by FEMA and the FCC for the sole purpose of providing communication assistance in regional disasters. Orange County RACES (www.ocraces.org) is an Auxiliary Communication Service (ACS) of the Orange County Sheriff's Department that provides additional means of communication in the event of a disaster to Orange County. As such, this will be the primary source of communications to and from the emergency authorities during a disaster. This means that in the event of a regional disaster, the Nellie Gail Ranch Emergency Command Center will be able to be in direct contact with the Orange County Emergency Operations Center (EOC) on Loma Ridge through the Ham Radio operators of RACES.

Facebook, Twitter, and other social media

Although it may seem odd to mention Facebook and Twitter as a means of communicating, these and other social media sites are often used as a way to disseminate information to your friends and family. Obviously, you would need to be able to connect to the internet, which may be possible if you have a wireless card and the local tower is not affected by a power outage; or you have electricity (even for a short time) but no phone service. One recommendation is that you get this information out early for two reasons: first, early notification to your friends and family will decrease the need for those outside of the area of calling into a disaster area and tying up phone lines; second, electricity may not be available later during the emergency ("a bird in the hand..."). Those with "smartphones" may also access their Facebook and Twitter accounts from their phone, again assuming the local tower is not affected by a power outage. This is obviously a form of one-way communications, but it is an efficient way to notify hundreds of your "followers" of your status. Chat and other texting

apps (WeChat, WhatsApp, FB Messenger, etc.) may also be helpful at this can be a method of texting others without the need for mobile cellphone towers, but will require an internet or wireless connection.

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

ONE-WAY COMMUNICATIONS

AlertOC

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

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

Emergency Alert System (EAS)

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

NELLIE GAIL RANCH EMERGENCY PREPAREDNESS COMMITTEE COMMUNICATIONS

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



communications and has developed a robust system with redundancies, backup generators, and portable battery-operated systems, all to ensure the ability to communicate to first responders or others.

PUTTING IT ALL TOGETHER

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

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

Coordinators (see About the Author below for more information about being a Block Captain or Area Coordinator.)

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



About the Author: Dr. Kenneth Cheng is a 24-year resident of Nellie Gail Ranch and a 9-year member of the Nellie Gail Ranch Emergency Preparedness Committee (EPC). He is also a volunteer deputy sheriff with the Sheriff's Department, where he is a member of the SWAT team as a tactical physician and a member of the Search and Rescue team as a High Angle Rope Rescue Technician. He is also a disaster preparedness instructor and CPR/First Aid instructor and has received certifications in NIMS 100, 200, and 700 (National Incident Management System). Dr. Cheng has participated in dozens of search and rescue incidences, including providing assistance and medical aid to victims of Hurricane Katrina in New Orleans, Louisiana, through the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS). Questions about this or other articles, or if you desire more information on how to become a Nellie Gail Ranch Block Captain or Area Coordinator, please contact Dr. Cheng at kennethscheng@gmail.com.

HORSE STALLS

available



The Nellie Gail Ranch Equestrian Center has boarding stalls available! If you or someone you know is interested in boarding a horse at the Center, please contact **Dave Jones** at (949) 371-1595 or djones@nelliegailranch.org.

-
- 12ft X 12ft Stalls
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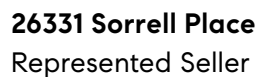
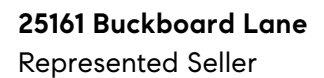
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Jerry LaMott
949.244.7145
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DRE 00469045



COMPASS



**SOLICITATION FOR BOARD CANDIDATES AND
NOTICE OF BOARD OF DIRECTORS ELECTION
(NOTICE DATE FEBRUARY 15, 2021)**

Annual Meeting Date: Wednesday, June 2, 2021

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

Registration & Call to Order: 6:30 PM

Solicitation for Board Candidates:

The Association is soliciting candidates for the upcoming 2021 Board of Directors election to be held on **Wednesday, June 2, 2021**. Candidate applications must be received by the Association by March 24, 2021 to be nominated and listed on the pre-ballot notice that will be posted prior to April 1, 2021. The pre-ballot notice will include all names that will be included on the ballot to be mailed by May 1, 2021.

Candidates whose nominations are received after March 24, 2021 may still run for election but will not be included on the ballot.

1. 1. Subject to Civil Code §5105, all Candidates for the Board must meet the following qualifications:
 - a. The Candidate must be an Owner. If title to a separate interest is held by a legal entity, such entity may appoint a natural person to serve or vote on such entity's behalf by delivering evidence of an appropriate written appointment to the Association;
 - b. The Candidate must be current in the payment of all regular and special assessments. For the purposes of these election rules, "current" means no regular or special assessment is past due by more than thirty (30) days, or such period of time as is specifically defined in the Association's collection policy;
 - c. The Candidate may not hold a joint ownership interest in the same separate interest as any other candidate or incumbent director; and
 - d. The Candidate is not eligible to run if the Association is aware or becomes aware of a past criminal conviction that would, if the Candidate were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

Additional information regarding the Association's Election Rules and Procedures is provided in the Nellie Gail Ranch Owners Association Election Rules adopted November 19, 2019 and are available on-line at nelliegailranch.org or by request to admin@nelliegailranch.org.

Notice of Board of Directors Election

The Annual Meeting of the Members and Election of Board of Directors is set for **Wednesday, June 3, 2021 at 6:30 p.m.** at the Nellie Gail Ranch Clubhouse at 25281 Empty Saddle Drive, Laguna Hills, CA. In order to achieve quorum, at least fifty percent (50%) of the Homeowners (i.e. 704 out of 1407 members) must vote. In the event that less than 50% of the membership participate in the Annual Meeting, either by returning their ballot or appearing in person, then those in attendance may adjourn the meeting to a date not less than 5 nor more than 30 days thereafter, and the quorum at such adjourned meeting shall be lowered to twenty-five percent (25%) (i.e. 352 out of 1407 members). The Reconvened Election meeting date, if necessary, will be Wednesday, June 9, 2021 at 6:30 pm at the same location.

This year three (3) seats are up for election. The pre-ballot notice listing candidate names to be included on the ballot will be posted prior to April 1, 2021. Check the May 2021 issue of The Pony Express for candidate bios and information. For any questions regarding the Annual Meeting and Election of Board Directors, please call the Association office at (949) 425-1477.

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2021 BOARD OF DIRECTORS CANDIDATE RESUMÉ/ NOMINATION APPLICATION

The Association is soliciting candidates for the upcoming 2021 Board of Directors election to be held on **Wednesday, June 2, 2021**. Candidate applications must be received by the Association by Wednesday, March 24, 2021 to be nominated and listed on the pre-ballot notice that will be posted prior to April 1, 2021. The pre-ballot notice will include all names that will be included on the ballot to be mailed by May 1, 2021. Please provide a full face, digital photograph to be published in the May 2021 issue of The Pony Express. Please return this application by mail to 25211 Empty Saddle Dr., Laguna Hills, CA 92653 or e-mail to the Association's office at admin@nelliegailranch.org. Attention: Nominating Committee.

Property Owner's Name: _____

Address: _____ Homeowner Since: _____ (year)

Current Occupation or Occupation at time of Retirement: _____

Civic Activities – Organizations, Positions, Etc. (40 words or less): _____

Nellie Gail Ranch Activities – Organizations, Positions, Etc. (40 words or less): _____

Biographical Information (100 words or less): _____

Statement – Why do you want to serve on the Board (150 words or less): _____

If elected I pledge to do my best for the benefit of the Association as a whole and will abide by and enforce the Association's Articles of Incorporation, Bylaws and CC&R's, Architectural Guidelines, published policies and all applicable California and Federal Laws.

Signature: _____ Date: _____





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Business Directory

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www.muddinc.com

(Back Cover for advertisement)

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outofthegutterca.com

(See page 24 for advertisement)

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Landscape, Hardscape, Tree Service

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quezadapro@aol.com

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(See page 32 for advertisement)



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studio6architects.com

(See page 3 for advertisement)



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

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(See page 7 for advertisement)

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Teles Properties

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www.bradfeldmangroup.com

(See page 38 for advertisement)

TATE | LAMOTT | GROUP

Compass

(949) 472-9191

www.tatelamott.com

(See page 19 and 20 for advertisement)



* MARTY SAMUEL REALTY ONE GROUP WEST

(949) 643-1321

marty@martysamuel.com

(See page 26 for advertisement)

RON MADDUX

Maddux Realty Group

(949) 433-2157

ron@isellsoc.com

(See page 1 for advertisement)



* KEN ROBERTSON, MBA BROKER ASSOCIATE

Coldwell Banker Realty

(949) 354-1510

ken.robertson@cbrealty.com

(See page 33 for advertisement)

MELODY SMITH AND ASSOCIATES

Nellie Gail's #1 Real Estate Agent

(949) 732-1977

www.melodyandassociates.com

(See page 6 for advertisement)

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

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(See page 31 for advertisement)

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JacksonMetivierTutoring@gmail.com
(See page 27 for advertisement)

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Homeowner Tip !!! Probate in California is a very expensive, time consuming process, and it exposes your estate to public scrutiny. To avoid probate, most people who own real estate, whether primary residence or investment property, should consider holding title to their property in a Revocable Trust. This avoids probate. If you have an older Trust that includes an A-B provision, it may be advantageous to have your Trust revised to remove that feature. As a holiday gift to yourself and your family, please consider consulting with an estate planning attorney to establish a Revocable Trust or to review your existing Trust.



Marty Samuel
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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.

BABYSITTER

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

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

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

TUTORING

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

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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

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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 and Melinda Gates Foundation, to name a few.

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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 and 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 and 2 Queen. Plus, a new Queen fold out couch downstairs. House Sleeps 12. Master I has a Gas Fireplace in the Bedroom and 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



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HOME

Welcome to Nellie Gail Ranch

Tanya Evans, Vladislav Chizhevsky and Yelena Kamenier, Allen and Jeanine Schreiber, Christopher Criblez, Robert and Jennifer Hughes, Jason and Cynthia Frenn, Steven Young and Lisa Saari, Steven and Natalia Tracy, Oscar and Tanya Munoz, Parkkham and Toriana Khoshbakhtian

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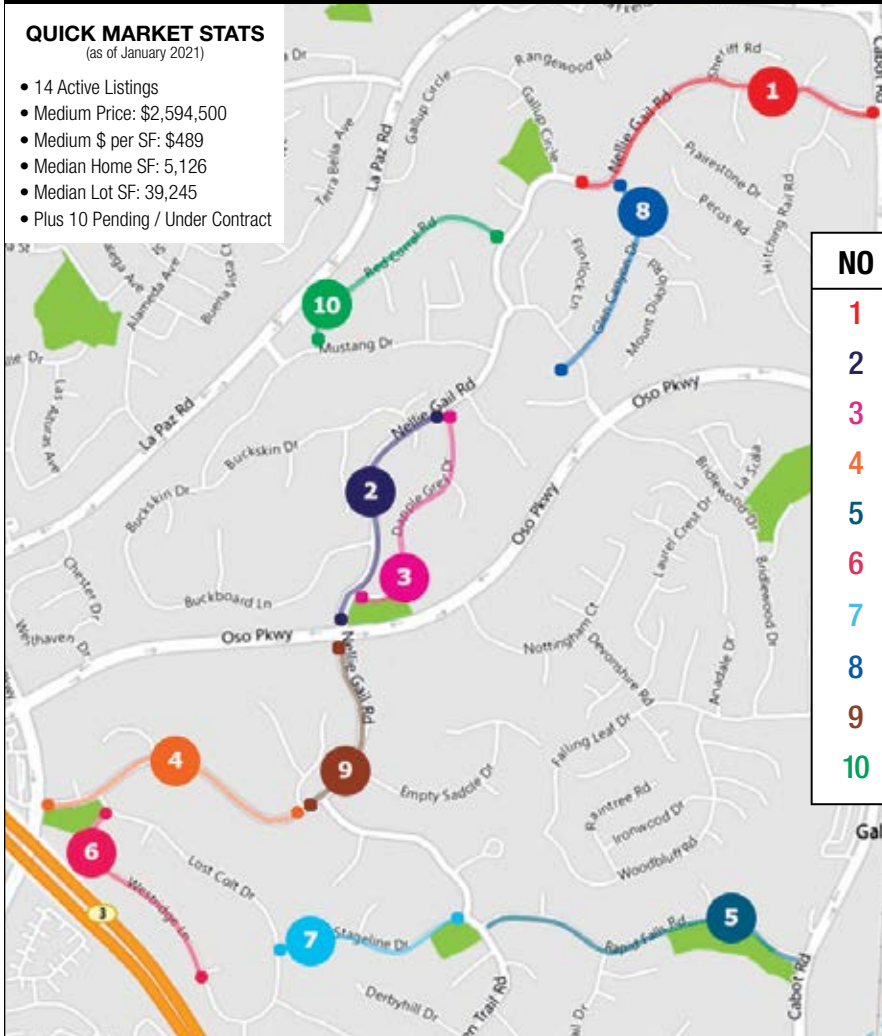
TILE | CARPET | WOOD | STONE | GRANITE

HIKE THE 10 BIGGEST HILLS OF NELLIE GAIL RANCH

QUICK MARKET STATS

(as of January 2021)

- 14 Active Listings
- Medium Price: \$2,594,500
- Medium \$ per SF: \$489
- Median Home SF: 5,126
- Median Lot SF: 39,245
- Plus 10 Pending / Under Contract



*A fun and healthy,
outdoor family activity*

NO	START	HEIGHT
1	Nellie Gail (at Cabot)	275 ft
2	Nellie Gail (at Oso) - North Side	241 ft
3	Dapple Gray	214 ft
4	Nellie Gail (at Moulton)	208 ft
5	Rapid Falls (at Cabot)	203 ft
6	Westridge	158 ft
7	Stageline	158 ft
8	Glen Canyon	150 ft
9	Nellie Gail (at Oso) - South Side	145 ft
10	Red Corral	142 ft

Send me an email to
Ken.Robertson@cbrealty.com
that you hiked all 10 trails and
receive a special recognition!

Watch a video tour of **1. Nellie Gail (at Cabot)**
posted on my YouTube channel and
subscribe to stay up to date on the latest
Nellie Gail Ranch news from a resident.



Open your Camera App and point it steadily for 2-3 seconds towards this QR Code
or visit www.youtube.com/watch?v=QMx2YA4VZMM&feature=youtu.be



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REALTY



Under the direction of Bob Hochstadter and his staff of certified Tennis Professionals, the club offers private lessons, adult and junior clinics for all ability levels and kids' summer camps.

Tennis and Swim Rates*

Nellie Gail Ranch Owners	Monthly Dues
Family Tennis	\$127
Single Tennis	\$107
Junior Tennis	\$58
Swim	Free!

Non-Nellie Gail Ranch Owners	Monthly Dues
Family - Tennis & Swim	\$190
Single - Tennis & Swim	\$166
Family Tennis	\$158
Single Tennis	\$130
Junior Tennis	\$65
Family Swim	\$63
Single Swim	\$45
Family Summer Swim	\$75
Single Summer Swim	\$50

Nellie Gail Ranch's tennis facilities include 10 lighted hardcourts, 8 Pickleball courts, five full-time tennis professionals, and private lessons, clubhouse and shower facilities, ball machine rental, racket repairs, and restringing.

TENNIS CLUB HOURS

Tennis Courts

Monday-Friday
6 am - 10 pm

Saturday-Sunday
6 am - dusk

Swimming Pool Hours

Monday - Friday
6:00 am - 10:00 pm

Saturday - Sunday
6:00 am - Dusk

*Tennis Membership include
Pickleball privileges

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KISSES	FLOWERS
VALENTINES	RED
HUGS	CUPID

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V	A	L	E	N	T	I	N	E
H	K	R	O	F	Y	T	V	Z
U	I	O	Q	W	R	Z	E	I
G	S	I	Y	A	E	L	I	K
S	S	W	E	L	L	R	E	L
K	E	H	H	N	A	O	S	Y
Y	S	C	U	P	I	D	V	F
F	W	D	X	Q	K	L	S	E

Ranch Recipe



Valentine's Caprese Salad

INGREDIENTS

- Fresh tomatoes, sliced thick
- Fresh pre-sliced mozzarella log, cut into heart shapes with a heart-shaped cookie cutter
- Fresh basil
- Olive oil
- Balsamic glaze
- Flaky sea salt
- Toasted baguette

DIRECTIONS

1. Start by forming the tomato slices into a heart shape on a board or platter
2. Top the tomatoes with the fresh mozzarella hearts.
3. Place a leaf of fresh basil next to each mozzarella heart.
4. Drizzle the heart shape with olive oil and balsamic glaze.
5. Sprinkle with flaky sea salt.
6. Serve with toasted baguette slices.

February

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9 ARC Meeting 7:00 PM	10	11	12	13
14 Happy Valentine's Day	15	16 Board of Directors Meeting 7:30 PM Via Zoom Meeting	17	18	19	20
21	22	23 ARC Submittal Deadline for March 9 th Meeting	24	25	26	27
28						

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FEATURED LISTINGS BY THE **BRAD FELDMAN GROUP**



ACTIVE

25541 SADDLE ROCK PLACE | LISTED FOR \$2,327,000

5-BR | 4.5-BA | APPROX. 5,060 SF | 15,750 SF LOT



ACTIVE

27712 PINESTRAP CIRCLE | LISTED FOR \$2,225,000

5-BR | 6-BA | APPROX. 4,719 SF | 22,586 SF LOT

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If you are considering a move, contact us today to schedule a consultation.



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25966 POKER FLATS PLACE | LISTED FOR \$3,195,000

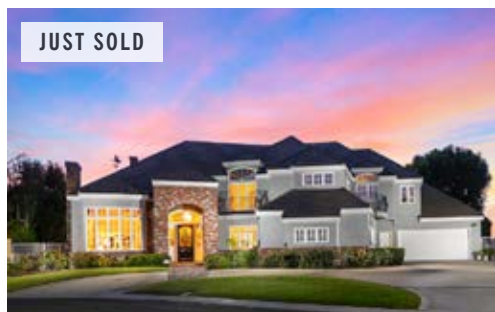
5-BR | 7-BA | APPROX. 6,800 SF



IN ESCROW

25331 GALLUP CIRCLE | LISTED FOR \$2,095,000

5-BR | 7-BA | APPROX. 5,192 SF | 18,900 SF LOT



JUST SOLD

27541 BOOTHILL COURT | SOLD FOR \$2,305,000

4-BR | 4.5-BA | APPROX. 5,319 SF | 36,612 SF LOT



JUST SOLD

25352 MUSTANG DRIVE | SOLD FOR \$1,665,000

4-BR | 2.5-BA | APPROX. 2,624 SF | 13,503 SF LOT



JUST SOLD

26392 HOUSTON TRAIL | SOLD FOR \$1,651,000

4-BR | 3-BA | APPROX. 3,438 SF | 0.53 ACRE LOT

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