



July 2020

# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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## INSIDE:

Election Results  
Equestrian Center News  
Tennis Center News

## JULY ISSUE:

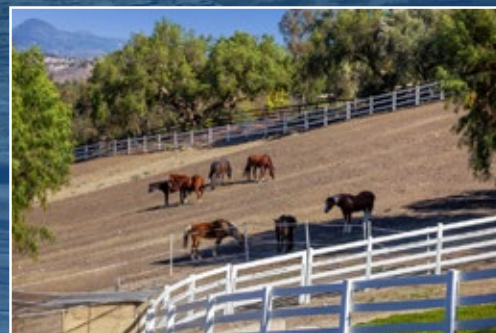
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## Board of Directors


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

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(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
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(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDG&E
(800) 427-2200	Southern California Gas Company
(949) 470-3045	Animal Control (Mission Viejo Shelter)

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(949) 707-2600	City of Laguna Hills
(949) 707-2650	Laguna Hills City - Weed Abatement
(800) 611-7343	SDG&E Emergencies/Outages

## 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 July Open Session Board Meeting and Open Homeowner Forum is currently scheduled for July 21, 2020. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Zoom Meeting Link:

<https://us02web.zoom.us/j/84216177522?pwd=Q3cwVWsOSXZ5L09ZdTZPZEppeWp5UT09>

Dial in #: +1 669 900 6833

Meeting ID: 842 1617 7522

Password: 718625

All agenda and support items must be submitted in writing to the Association Office at least two weeks in advance of the meeting to allow Board Members ample time to review all materials. The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

## Architectural Review Committee

Architectural Review Committee meetings are generally held the second Tuesday of each month at 7:00 pm at the Association Office. Completed applications must be submitted to the Association Office at least 10 business days prior to the ARC meeting. Please check the calendar in each issue of the Pony Express for exact submittal deadlines and ARC meeting dates.

## Association Committees

The Nellie Gail Ranch Owners Association has several committees comprised of Homeowners that provide support to the Board of Directors on selected Community topics. For more information or to join any of our Committees, please contact the Association Office at (949) 425-1477.

**Architectural Review Committee**

**Emergency Preparedness Committee**

**Equestrian Committee**

**Events Committee**

**Landscape Committee**

**Security Committee**

**Trails & Safety Committee**



# Director's Message

By Joyce Taylor



To quote John Lennon, "Nobody told me there'd be days like these. Strange days indeed."

So far, 2020 looks nothing like what any of us expected. Rumors of a distant wave of a strange flu virus on the other side of the world became a sudden worldwide quarantine with a strange peacefulness I could never have imagined six months ago. Animals roamed the streets all over the globe in usually bustling towns.

Seismologists who document the Earth's crust recorded the quietest period in recorded history. Personally, I witnessed a dolphin seemingly looking for people in the channels of Dana Point Harbor. It was like a command came from above to "be still."

It didn't take long, though, before reports of sickness and suffering, job loss and tanking markets, the toll that isolation and fear takes on the human psyche flooded the news sources. This pandemic has affected each of us in unique ways. Some are content to stay put, and others are going stir crazy, but we all know that at some point, we need to transition back to a functioning society. And that's the hard part. Nobody knows what comes next as we struggle to return to a new "normal."

My message to you this month is one where I describe a little of the process that we as a board have gone through to ensure that the transition is as smooth, responsible, thoughtful, and safe as possible.

As the board contemplated the re-opening of each of the neighborhood facilities, we considered many things: CDC guidance, county, and state mandates, legal exposure, fiscal responsibilities, prevailing viewpoints, and the general well-being of the Nellie Gail Ranch homeowners and club members. With so much information, much of it confusing and contradictory, we did our best to balance all factors and enact a responsible plan that takes precautions for safety above all.



If you haven't been to the club lately, it looks quite different these days, and I'm not even referring to the new construction. Even though the tennis, pickleball courts, pool, and parks are all open, much has changed for the foreseeable future. We have enacted policies requiring social distancing, limited access points, members signing a waiver at the front desk



when checking in, contact information for all visitors on file, and that masks must be worn in the clubhouse. We've expanded the maintenance routines to clean surfaces several times a day, and have restricted access to showers and the spa.

Programs like tennis camps and sports camps have been modified to adhere to the county guidelines for limited exposure. The number of campers in each program has been drastically reduced, and the amount of interaction between kids has been limited by redesigning activities and schedules.

We continue to closely monitor the infection rate and the state and county mandates and will react appropriately and swiftly to any changes, for the better or not. I know many of us are still a little gun shy about venturing out of our homes. But ultimately, the decision to engage with activities at the clubs is up to each person.

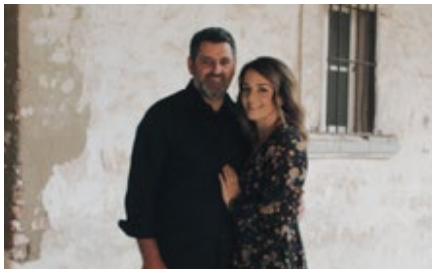
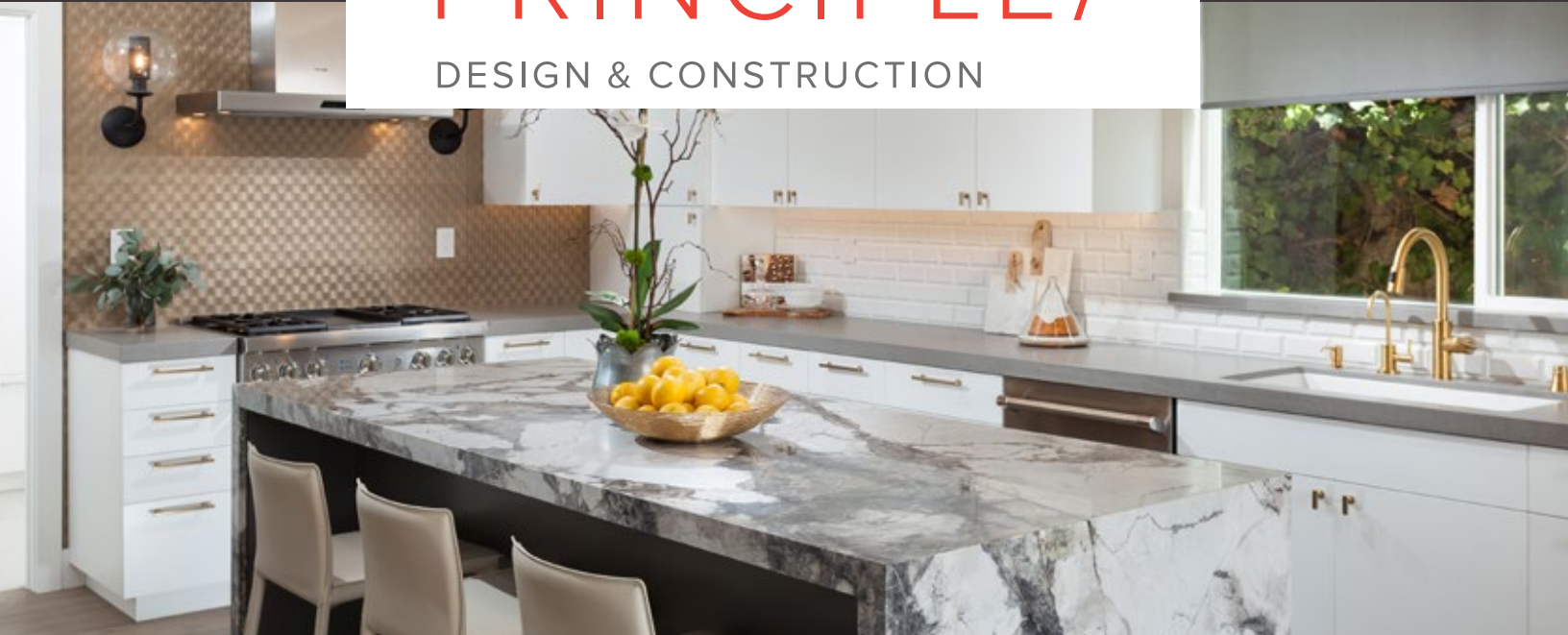
We ask that you respect the new norms and know that we are looking out for the best interest of everyone in Nellie Gail Ranch.

Be safe, and see you at the club.



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# Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on June 9, 2020.

**The Next Deadline for ARC Submittal is July 26, 2020.**

ADDRESS	PROJECT	RESULTS
25316 Stageline	Garden Walls	Denied
27132 Shenandoah	Pool/Rear Hardscape	Denied
25491 Gallup	Solar	Approved with Conditions
27602 Hidden Trail	Hardscape, Patio cover	Denied
25791 Rapid Falls	Roof Replacement	Approved
26282 Hitching Rail	Hardscape/Landscape	Approved
26432 Dapple Grey	Solar	Approved with Conditions
27061 Lost Colt	Remove Pond	Approved
25801 Rapid Falls	Driveway Replacement	Approved with Conditions
26512 Dapple Grey	Addition to Home	Approved with Conditions
27422 Lost Trail	Windows	Approved with Conditions
27201 Lost Colt	Addition to Home/Hardscape/ Landscape	Approved
25222 Buckskin	Solar	Approved with Conditions

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

# Board of Directors Meeting

## NELLIE GAIL RANCH OWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING OPEN SESSION

#### VIA ZOOM CONFERENCE CALL

**TUESDAY, May 19, 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.

#### **DIRECTORS PRESENT**

Mark Fisk  
Loree Blough  
John Park  
Alex Presley  
Joyce Taylor

#### **MANAGEMENT**

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

#### **II. HOMEOWNER FORUM (VIA ZOOM CONFERENCE CALL)**

No homeowners spoke.

#### **III. HOMEOWNER APPEAL**

##### **A. CONSIDERATION OF HOMEOWNER APPEAL – 27602 HIDDEN TRAIL**

The homeowner's contractor appealed ARC denial of plans on behalf of the homeowner of 27602 Hidden Trail. It was noted the lot has a unique shape with respect to the homes orientation to the street. After discussion it was agreed the homeowner will resubmit plans to the ARC to include a hedge along the front to provide screening of the front yard trellis from the street.

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

An Executive Session meeting was held on April 21, 2020 via Zoom Conference Call. Actions taken included:

- Approval of the February 24, 2020 Executive Session Minutes
- Approval of the March 24, 2020 Executive Session Minutes
- Reviewed status of legal, violation and enforcement matters
- Approval of a contract for replacement of pool heaters
- Approval of a contract for repair of the Moulton shed.
- Received and filed the Collection and Delinquency Reports
- Received and filed the Violation Report.

A Sub-Committee of the Board met on April 22, 2020 via Zoom Conference Call to review an appeal and provide direction to the owners of 25811 Prairiestone for resubmittal of plans to the ARC for review.

An Executive Session meeting was held on May 1, 2020 to consider Recreation Center re-opening. No action was taken.

An Executive Session meeting was held on May 7, 2020 to consider Recreation Center re-opening. The Board approved a new waiver for Club Member and guest use and reviewed a draft plan for phased re-opening of recreation center facilities.

#### **V. CONSENT CALENDAR**

**Motion:** Park

**Second:** Taylor

**Resolution:** To approve Consent Calendar resolutions for agenda items V-A through V-E. The motion carried unanimously.

##### **A. CONSIDERATION OF APPROVAL OF APRIL 21, 2020 OPEN SESSION MINUTES**

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



## **B. CONSIDERATION OF APPROVAL OF MAY 11, 2020 OPEN SESSION MINUTES**

**Resolution:** approve the Open Session Minutes dated May 11, 2020 as presented.

## **C. CONSIDERATION OF APPROVAL OF THE FEBRUARY 29, 2020 FINANCIAL STATEMENTS**

**Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 29, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,534,732 in reserve funds, \$1,673,599 in operating funds, \$8,400 in Petty Cash, and \$470,102 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,686,833.

Year to date Assessment Revenue totals \$1,370,639 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,044,598 compared to the budgeted \$1,893,313.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$213,843) compared to the budgeted decrease of (\$166,564). Consolidated Net Income year to date prior to adjustments for depreciation is \$294,578 compared to the budgeted of \$120,185. Year to date reserve funding is \$298,946 compared to a budget of \$219,300. The variance is reserve interest income plus an accounting adjustment for a prefunded April quarterly amount. This will be reversed in the March financials and then correctly allocated to April keeping each line item per budget.

## **D. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2020 FINANCIAL STATEMENTS**

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

The Consolidated Balance Sheet reflects \$3,535,326 in reserve funds, \$1,418,342 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,444,500.

Year to date Assessment Revenue totals \$1,453,610 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,244,627 compared to the budgeted \$2,026,149.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$114,514) compared to the budgeted decrease of (\$153,914). Consolidated Net Income year to date prior to adjustments for depreciation is \$226,864 compared to the budgeted of (\$33,729). Year to date reserve funding is \$252,739 compared to a budget of \$219,300. The variance is reserve interest income.

## **E. SUPPLEMENTARY DELINQUENCY STATISTICS**

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

- Two (2) past owner delinquencies total \$6,261 in assessments and \$646 in assessment judgments.
- Forty four (44) current owner past due delinquencies total \$48,638 in assessments and \$5,557 in assessment judgements.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.0% of the annual assessment budget.

### **End of Consent Calendar**

## **VI. OLD BUSINESS**

### **A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT MONUMENT PARK**

**Motion:** Fisk

**Second:** Presley

**Resolution:** To approve the Landscape Committee recommendation to plant two (2) California Pepper trees behind the monument at Monument Park to replace the Sycamore removed by SDG&E. Trees to be purchased from Sunset Landscape in the total amount of \$660. Funds to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

**The motion carried unanimously.**

### **B. CONSIDERATION OF ASSOCIATION CLUBHOUSE MONUMENT REPLACEMENT**

**Motion:** Park

**Second:** Fisk

**Resolution:** To approve assignment to the Landscape Committee the task of developing, subject to the Board's approval, a replacement recommendation for the existing entry monument for the clubhouse and adjacent amenities. The location can be considered for the corner of Empty Saddle Drive and Nellie Gail Ranch Road as well as a replacement at the parking lot entry median.

**The motion carried unanimously.**

### **C. CONSIDERATION OF CLUBHOUSE KITCHEN FURNISHINGS**

This item was tabled to the June Meeting.

### **VII. NEW BUSINESS**

#### **A. CONSIDERATION OF APPROVAL OF MESSAGING FOR EQUESTRIAN CENTER OPERATIONS**

**Motion:** Park

**Second:** Presley

**Resolution:** To approve the updated Liability Waiver and Release and the messaging related to re-opening the Equestrian Center Operations for training.

#### **B. CONSIDERATION OF FURTHER PHASED OPENING OF THE SWIM CENTER FOR SWIM TEAM, TRAINING USE AND SUMMER SPORTS CAMP PROGRAM**

**Motion:** Park

**Second:** Taylor

**Resolution:** To continue monitoring the State Guidelines and reconsider re-opening to the swim team and club members when the state removes public pools from the closure list.

**The motion carried unanimously.**

#### **C. CONSIDERATION OF FURTHER PHASED OPENING OF THE TENNIS CENTER FOR MODIFIED TENNIS CAMP PROGRAMMING**

**Motion:** Blough

**Second:** Presley

**Resolution:** To approve Chip and Charge to offer summer Tennis Camp programming with no pool usage. Use of the Swim Center for Tennis Camp will be re-evaluated at a later date.

**The motion carried unanimously.**

### **D. CONSIDERATION OF RECOMMENDATIONS FROM THE EQUESTRIAN COMMITTEE**

**Action:** The Equestrian Committee submitted recommendations for correspondence to private homes that board horses to encourage compliance with obtaining the required guest waivers for trail and association arena use and to remind owners that instructors who use Association arenas must register with Nellie Gail Ranch Owners Association. The Board approved submitting to counsel for review.

### **VIII. REPORTS**

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

### **IX. CORRESPONDENCE**

Correspondence was received and filed.

### **X. REQUEST BY HOMEOWNER FOR USE OF GALLUP PARK FOR DISPLAY OF TRIBUTE BANNERS OVER MEMORIAL DAY WEEKEND**

Due to pandemic restrictions on large gatherings the annual Team Darkhorse 10K held over Memorial Day weekend has been cancelled. Karen Robins requested approval on behalf of Team Darkhorse, and the Board approved, the placement of tribute banners in Gallup Park and the placement of information regarding Team Dark Horse Marines in the gazebo over the Memorial Day weekend.

### **XI. POSTPONEMENT OF JUNE 12, 2020 SUMMER CONCERT**

Due to pandemic restrictions on large gatherings the June 12, 2020 concert was announced to be postponed.

### **XII. NEXT MEETING**

The next Open Session Board of Directors meeting is June 16, 2020 at 7:30 p.m.

### **XIII. ADJOURNMENT**

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





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# Tennis Center News



## Paddy Speyer's Perpetual League Champion Trophy

The Nellie Gail Ranch Tennis Club was awarded the 2020 Paddy Speyer's Perpetual League Champion Trophy by Debra Horns, 2020 Tournament Director. This award goes to the tennis club that has the most teams either at the top or close to the top in their respective divisions. We participate in the Pacific Sun League and there are approximately 2000 women that play in the league throughout Orange County. It is the league's biggest honor that can go to a club to win this award. All 6 of our teams finished in the top 5 in their divisions! Two placing first and two placing second!

Congratulations and thank you to all of our players and teams for participating and representing Nellie Gail Ranch Tennis Club in the 2019-20 season!

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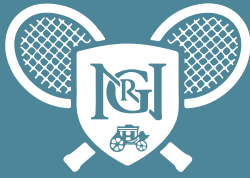
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FOR INFORMATION

# Equestrian Center News

Now that our horse shows are beginning again, the Equestrian Center would like to highlight some of the competitors who have been anxiously awaiting their first show. A show day with Hayden-Clarke is featured. We have several dressage competitors who started the season with a show at Sycamore Trails on June 19, 2020. Lessons have been going on for about a month, with social distancing being a requirement. We are so fortunate in the horse world to be able to meet that requirement, fairly easy. We have approved two new dressage instructors to teach at the center.

Please plan to check the schedule with Mickey Hayden for their summer training demonstrations. Friday mornings in their top ring is the time to watch as different techniques and levels are shown.



Katy Mouzis and her horse, Calvin Kline, after they achieved the reserved champion for Intermediaire I in 2018 at the Regional Adult Amateur Championships. Her horse is now a 20 year old Swedish Warmblood and they have been a team since 2006. Calvin Kline and I have successfully competed in training level through Intermediaire II with hopes of doing the Grand Prix but decided to retire Calvin Kline from showing instead as he was getting older. I am so excited to be able to teach at Nellie Gail Ranch and hope to encourage people to love dressage and the partnership they can create with their horses through this discipline.

Bree Kenney, owner of Dash, a Lippizan-Percheron cross, will debut him at first level dressage. Bree has worked so diligently for the four years she has owned him to give him confidence in the show ring. They were champion at training level last year for our local San Juan Capistrano dressage chapter. Bree attends Saddleback College so she can stay local to focus on her riding.



Marcy Levatino, a resident who is relatively new to our Equestrian Center, will compete with her 9-year old Holsteiner gelding, Ciminiti, at 3rd level. Marcy has owned this horse for three years, so she has moved him up rather quickly.



## A Peak into a Horse Show Day with Hayden and Clarke Sport Horses

Here is a tiny peek into a horse show day with Hayden and Clarke sport horses. We are looking forward to getting back to the show ring next month. Trainers, riders, and horses have been working on many things to keep themselves tuned up for the long-awaited return to competition.



Trainers Mickey Hayden and Lane Clarke enjoying a moment together with Mickey's dog Patsy.



Lane Clarke walking to calculate how many strides will be taken between jumps in a course.



Mickey and Lane discussing strategy for the jump course.



Lane working with a student in the warm up arena, before going into the competition



Trainer April Branson taking a moment to watch the competition from the saddle



Lane Clarke on Hoover putting in a spectacular effort over a jump on course.





Photo By: Ashleigh Magnus Photography

Nellie Gail Ranch is pleased to welcome back a former manager of our Equestrian Center, Nicole Bhathal. Horsemanship is running in the family as her 4-year old son, Marcus is learning to ride Simba. Simba is perfect to learn on as he knows his job is to take care of the riders while they gain their balance and their confidence. They will be doing lead line classes this year, which is where it starts for many youngsters.



NELLIE GAIL RANCH  
HARVEST FOR HOPE

Thank you for your support of our successful June 2020 Harvest For Hope food drive. We have been able to donate over 400 lbs of food and necessary items to FAM thanks to your generosity!

Thank you for these oranges donate by the Lee Family on Glen Canyon Drive, and to some of our wonderful volunteers. From left to right, Cooper Napoles, Mason Presley, Max Barkouras and Bill Hunt.



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# MEET YOUR 2020-2021 BOARD OF DIRECTORS

The Annual Meeting of the Members was held Wednesday evening June 10th. The Election of Directors was able to be conducted due to 606 homeowners who returned ballots, and we thank all who participated in the election process. Below are the official results as tallied and certified by the Inspector of Election.



**Loree Blough**  
*President*



**Joyce Taylor**  
*Vice President*



**Mark Fisk**  
*Secretary*



**John Park**  
*Co-Treasurer*



**Alex Presley**  
*Co-Treasurer*

The Board of Directors is the governing body that exercises the powers of the Association with regard to rules and regulations, contracts, assessments and other business of the Association. Directors are resident-elected homeowners who volunteer their time to represent the community of Nellie Gail Ranch. They dedicate countless hours during their 2 year terms to serve in the best interest of all our residents and make Nellie Gail Ranch one of the best communities in Southern California!

## BOARD OF DIRECTORS ELECTION RESULTS

Candidate Name	Number of Votes	Elected
Mark Fisk	502	X
John Park	493	X
Joyce Taylor	494	X

## SPECIAL BALLOT MEASURE

The vote to continue the contract for 24-Hour Mobile Patrol services passed with votes as follows:

Yes: 340 No: 258 Abstain: 8





### Trail Use By Sports Camp

The Evolution Sports Camp began Monday, June 15, 2020, at Hidden Trail Park.

The camp has been downsized to a maximum of 30 campers per week and will consist of 3 mini-groups of 10 participating in sports drills.

Campers will also participate in a mid-day trail walk to the Nellie Gail Ranch Recreation Center between the hours of 11:00 am – 1:30 pm.

The camp will be held Monday through Friday 9:00 am – 4:00 pm, June 15 through August 14, 2020.

Evolution Swim Academy is responsible for developing and implementing a disease management plan in compliance with State and County health department's regulations

The above map highlights the trails on which youth may be present. While caution is always appropriate on the Nellie Gail Ranch trail system, we wanted to highlight this trail and these times for your extra attention.

### Nellie Gail Ranch Waiver for Guests and Equestrian Boarders

Scan me



You may report any maintenance concerns to Management at [admin@nelliegailranch.org](mailto:admin@nelliegailranch.org) or by text with photo to 949-933-8546. Please enjoy your equestrian and hiking adventures.

Please remember to have guests scan the QR code here or on trail signs to complete the waiver required for guest use. The form may be completed quickly at the trailhead and once completed, your guest is approved for use of the trail or arena. Waivers for guest use of trails and arenas protect both the homeowner and the Association by providing appropriate notice to guests of the inherent risk associated with equine and/or hiking activities. Each guest and equestrian boarder only needs to complete the waiver once, it is not required each time they visit.

*When using trails, be aware of wildlife. Coyotes are active, and there have been reports of snake sightings. Be observant and keep your children, pets, horses, and selves safe!!!*

# Fire Prevention and Response

By: Dr. Kenneth S. Cheng

Now that we are well into spring and the days start to warm, we should also start to think about preparing for the upcoming fire season. The heavy rains this recent winter causing blooms of vegetation, and the past wildfires devastating entire communities in southern and northern California, should heighten our concern for fires in Nellie Gail Ranch. The Emergency Preparedness Committee's focus has traditionally been to prepare for natural disasters, typically an earthquake. This month, we focus on actually preventing a disaster, taking steps to mitigate a fire from destroying our homes. Better to prevent a fire than to fight a fire.

According to the California Department of Forestry, Cal Fire and local fire authorities, the southern-most portion of Nellie Gail Ranch (Hidden Trail, Rapid Falls, Dillon, Greenfield, and the nearby smaller streets) is "recommended," to be listed as a Fire Hazard Severity Zone" (FHSZ), with a rating of "moderate" to "high" risk for wildfires. This is based on scientific modeling where experts geographically identify risk areas using factors such as vegetation type, terrain, fire history, and weather patterns. It should be noted that this area is "recommended" as an FHSZ as of September 2012, but the City of Laguna Hills has not yet officially adopted this recommendation. Therefore, fire-mitigating construction and vegetation management is not mandatory, but only voluntary (but still highly recommended.) Taking the steps here and other parts of Nellie Gail Ranch will limit fire-related losses to this community.

**Slope** management, where slopes need to be cleared of tall brush prior to every fire season, does not fall under this voluntary recommendation; slopes in all areas still must be cleared pre-fire season. The specific location of the FHSZ for

Laguna Hills can be found here:

<https://ocfa.org/Uploads/CommunityRiskReduction/FHSZ%20LagunaHills.pdf>

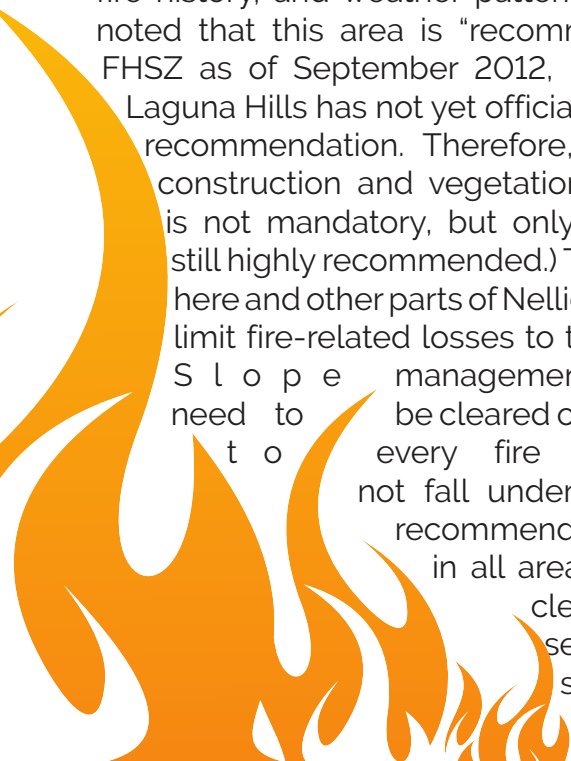
Although most of the readers will not be living in the Fire Hazard Severity Zone, it does not alleviate us from fire risk. There is always a potential threat as flying embers from a fire blocks away can put your home and property at risk if it is not properly prepared. The Orange County Fire Authority website ([www.ocfa.org](http://www.ocfa.org)) is a tremendous resource of information on fire prevention. This website contains many files, videos, and even a home assessment form that one can fill out for a free fire threat assessment. It is strongly recommended that one explore this site as this article can only briefly touch upon the wealth of information provided by the OCFA.

There are some basic steps that have been recommended by Cal Fire and the Orange County Fire Authority to help reduce the risk of fires affecting our homes. Some of the basic concepts are explained below:

## Structure Clearance:

As of 2005, state laws increased the "defensible space" from 30 feet to 100 feet from any structure. Within 0 to 30 feet of a home or structure, one should be "Lean, Clean and Green." This includes the removal of all dead plants, trees and weeds, removal of all dried leaves and pine needles, and to keep any branches at least 10 feet from other trees and at least 10 feet away from any heat source (chimneys, heaters, etc.)

From 30-100 feet of a home or structure, this is the "Reduced Fuel Zone" where we should limit vegetation; keeping all grasses trimmed to no higher than four inches, have adequate horizontal spacing between trees and shrubs and create adequate vertical spacing of at least six feet between the lowest tree branches and the ground, preventing a vertical "fire ladder." The horizontal spacing between shrubs and trees





is dependent upon the slope upon which they are planted; the steeper the slope, the greater the distance between plants. Information from the Orange County Fire Authority on Defensible Space can be found here:

<https://ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Defensible%20Space.pdf>

### **Yard Clearance:**

Flammable materials (firewood, construction material, etc.) should be kept at least 30 feet from any structure, and all vegetation should be cleared at least 10 feet from any woodpile or construction material. Ideally, storage sheds should also be at least 30 feet from the house.

Many of us have LP (Liquid Propane) fuel tanks commonly used for BBQs and heaters. These should be kept at least 10 feet from any structure and the same distance from the property line.

### **Vegetation Management:**

There are the Four R's to the management of vegetation on your property:

**Removal:** This involves removing all dead vegetation within 100 feet of your home and removing existing trees and shrubs on the OCFA "Undesirable" list as these plants are at high risk of burning. Juniper, Eucalyptus, and Pine trees, common here in Nellie Gail Ranch, are examples of these "undesirable," highly flammable plants.

**Reduction-**One should reduce the amount of vegetation by pruning and thinning within 100 feet of your home, provide proper separation between trees and shrubs at a distance of 3 times the tallest tree or shrubs, and all plants within 10 feet of the home should be pruned to no taller than 2 feet.

**Replacement:** Once we remove the 'undesirable,' highly combustible, vegetation, we can then replace with low combustible plants and maintain adequate spacing between new plants to allow for growth.

**Resistant-**We should utilize fire-resistant plants when possible, such as succulents to limit combustibility of vegetation on our property.

When one can follow these recommendations, it will provide the firefighters the greatest

chance of saving one's home during a wildfire. Comprehensive guidelines on proper plants, proper spacing and proper pruning of vegetation can be found here:

<https://ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Vegetation%20Management%20Guidelines.pdf>

The OCFA also has produced "Vegetation Management Guideline: Technical Design for New Construction Fuel Modification Plans and Maintenance Program," which are guidelines on all aspects of plant designs, species identification, placement based on slope, location, desirable and undesirable plants and many other factors too detailed for this article. This information can be found at:

<https://ocfa.org/Uploads/CommunityRiskReduction/OCFA%20Guide-C05-Fuel%20Modification.pdf>

Should a wildfire occur at or near Nellie Gail Ranch, we also must be prepared to respond appropriately. When homes are threatened and evacuations are ordered, homeowners often are unprepared and start to gather personal belongings without much thought or planning. Orders for evacuation will come from the Sheriff's Department; these should be heeded. Having provided evacuation orders in Orange County, this author has witnessed the chaos on how the unprepared gather their personal belongings.

Besides family members and pets, what to grab can often be placed into one of three main categories: items of practical importance, items of sentimental importance and items of value.

When given the orders to evacuate, or if you have independently made that decision based on your knowledge of the situation, you should implement your pre-planned strategy on the practical, sentimental and valuable items to grab. The emphasis is on pre-planning since much of what is important can be assembled long before the fire. These items typically fall under the practical category. These items generally include:

- car keys
- home and auto insurance information
- home inventory of belongings

- health insurance information
- prescription medications
- clothing

All of these items should already be in your grab-and-go bag (see the September 2018 Pony Express article on “Your Work and Car Earthquake Kit”). Documents can also be placed on a cloud-based digital file. Sentimental items usually involve photo albums or family heirlooms. Again, pre-planning by placing all photo albums in a single box or crate that can be grabbed quickly and easily is the best way to prepare for evacuation. Better yet is to have the pictures already digitally reproduced and stored in a digital cloud file. The collecting of items of value must be balanced by the practicality of carrying and transporting potentially large items. One possibility is to have “valuable items” list divided into easily grabbed and carried (jewelry, etc.), larger items that may be grabbed if time, space and energy permits.

In summary, the steps to take for fire prevention are the most important aspects of surviving a fire. This all comes down to preparation; preparing your yard, your house and your items of importance. As Benjamin Franklin has taught us, “Failing to prepare is preparing to fail.”



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# CORONAVIRUS AND WEBSITE UPDATE

As we begin to wind down with this first wave of the Coronavirus pandemic and start to see businesses opening back up, we should be reminded that there is near-consensus by epidemiologists and public health experts of a second wave of this COVID-19 pandemic expected this fall/winter. What is not a consensus is the size and scope of this anticipated second wave. Some have predicted a smaller wave, but many are expecting a larger wave like the Spanish Flu of 1918-1919.

How did you, as a Nellie Gail Ranch resident, fare during this first wave? Were you only slightly inconvenienced, still doing your daily pre-pandemic routine, or were you more severely affected by staying quarantined in your home, having the fear of running low on household goods, or finding the need to stock up on store depleted items? Most are probably in the latter group. Only a few would be in the former group.

With the high potential of a second wave, the Nellie Gail Ranch Emergency Preparedness Committee strongly encourages you to be prepared. During this first wave of the pandemic and lockdown, this country had simultaneously seen earthquakes, hurricanes/tropical storms,

flooding, breaching of dams, fires, and of course, looting and destruction. There is no rule that says we can only experience one disaster at a time; these examples listed show how multiple simultaneous events can have profound impacts on our daily life. Imagine the additional loss of just one of our utilities (electrical, water, gas, or internet.)

To help you prepare, we encourage you to go to the Nellie Gail Ranch HOA website (NellieGailRanch.org), click on "Homeowner Services," click on "Committees and Clubs," Scroll down and click on "Emergency Preparedness Committee." On this page, you will see helpful information to prepare you for the next disaster. Reprints of preparedness articles will be added to this page, as well as printable supply lists and recommendations. We also encourage you to help your neighbors get involved by becoming a Block Captain or Area Coordinator. These important volunteer positions are critical to the success of a Neighbor Helping Neighbor program. Information, as well as an application, can also be found on this page. You can also email us at EPC@NellieGailRanch.org for more info.

## Important Information About Your Cloth Face Coverings

Print Resources Web Page: <https://www.cdc.gov/coronavirus/2019-ncov/communication/print-resources.html>

As COVID-19 continues to spread within the United States, CDC has recommended additional measures to prevent the spread of SARS-CoV-2, the virus that causes COVID-19. In the context of community transmission, CDC recommends that you:



**Stay at home**  
as much as  
possible



**Practice social  
distancing**  
(remaining at  
least 6 feet away  
from others)



**Clean your  
hands often**



**In addition, CDC also recommends that everyone wear cloth face coverings when leaving their homes, regardless of whether they have fever or symptoms of COVID-19. This is because of evidence that people with COVID-19 can spread the disease, even when they don't have any symptoms.** Cloth face coverings should not be placed on young children under age 2, anyone who has trouble breathing, or is unconscious, incapacitated, or otherwise unable to remove the mask without assistance.

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

### GIRLS LACROSSE LESSONS

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

### COMMERCIAL CLEANING/JANITORIAL SERVICE

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

### BABYSITTER

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

### GARAGE DOOR + DRIVEWAY GATE EXPERTS

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

### FIVE STAR TURF

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

### PERSONAL ASSISTANT

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

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

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

### CROSS TRAINING

Cross train in your home at your convenience. Get in shape, inspired, encouraged and enjoy it! Combo. ballet barre (no experience needed), Pilates and stretch. Tone, lengthen and improve flexibility. Call or text Debra at 949 530-5411 [d1m06230@gmail.com](mailto:d1m06230@gmail.com)

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



## TUTORING

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

## 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

## 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

## COME TO AN ADVENTURE IN MY GARDEN!!

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

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

## THE PET SITTER

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

## 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.

## 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.

## FOR SALE

### HORSE TRAILER

2007 Sundowner 2 stall, horse trailer. Slant load. bumper pull. New tires. New back bumper. New electric tongue Jack. Very clean. Like new. \$8,900. Call 949-212-8063

### 1962 MGA MK2, RUNS GOOD

Drives well, looks good except right rear 1/4 panel (fender?). Interior is excellent. Almost new top 2 new sealed batteries.

New brake system, complete. Chrome wire wheels. \$30,000 or best offer. 949 677 0457

## MISCELLANEOUS

### TASTES OF GREECE RESTAURANT

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

### CARIBBEAN ISLAND VACATION RENTALS

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

### 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

### 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](mailto:Knightaverental@gmail.com) for more information and to be sent links to pictures of each property

### TEMECULA VACATION PROPERTY!

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

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# SUMMER CONCERT SERIES 2020

## GALLUP PARK

FRIDAY 7PM-9:30PM\*

~~FRIDAY, JUNE 12~~ POSTPONED

~~FRIDAY, JUNE 26~~ POSTPONED

~~FRIDAY, JULY 10~~ POSTPONED

~~FRIDAY, JULY 24~~ POSTPONED

FRIDAY, AUGUST 7

FRIDAY, AUGUST 21

\*Pending State COVID-19 Orders

LIVE MUSIC  
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[WWW.NELLIEGAILRANCH.ORG](http://WWW.NELLIEGAILRANCH.ORG)

# The Puzzle Paddock

## FIND THE HIDDEN OBJECTS

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 





## Ranch Recipe



# Blistered Shishito Peppers

## Ingredients

6 oz Shishito Peppers  
1 tbsp + 1 tsp toasted sesame oil  
2 garlic cloves, minced  
2 1/2 tsp low sodium soy sauce  
3/4 tsp chili garlic sauce  
1/2 tsp honey  
Garnish with toasted sesame seeds

## Directions

1. In a small bowl mix together, 1 tsp toasted sesame oil, minced garlic, soy sauce, chili garlic sauce, and honey. Set aside.
2. In a cast iron skillet over medium/high heat, add 1 tbsp toasted sesame oil. Add the shishito peppers and cook for 10 minutes, allowing them to blister/brown on each side. Caution: they will pop as they cook, if they have not popped by the end of the cook time take a knife and carefully pierce to pop.
3. Remove from heat and add the soy garlic sauce, toss/mix the Shishito's in the sauce for one minute in the pan.
4. Move shishito peppers and sauce into a bowl and top with toasted sesame seeds. To eat: grab by the stem and eat pepper, discarding the stem. Enjoy!

# July

## 2020

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



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## FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



### 25965 POKER FLATS | LISTED FOR \$2,795,000

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

[WWW.25965POKERFLATS.COM](http://WWW.25965POKERFLATS.COM)



### 25072 ANVIL CIRCLE | LISTED FOR \$2,499,900

6-BR | 7-BA | APPROX. 6,088 SF | 15,021 SF LOT

[WWW.25072ANVIL.COM](http://WWW.25072ANVIL.COM)

## 24 HOUR OPEN HOUSES

Visit the property web sites for a virtual 3D tour and more information on these exceptional Nellie Gail Ranch homes.



### 26452 SILVER SADDLE LANE | LISTED FOR \$1,925,000

5-BR | 3-BA | APPROX. 4,850 SF | 21,000 SF LOT

[WWW.26452SILVERSADDLE.COM](http://WWW.26452SILVERSADDLE.COM)



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

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

[WWW.25131BUCKBOARD.COM](http://WWW.25131BUCKBOARD.COM)



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