



June 2020

# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



**INSIDE:**  
Team Darkhorse  
Harvest for Hope  
Clubhouse Update

**JUNE ISSUE:**  
Upcoming Events  
Ranch Recipe  
Business Directory





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# Community Contacts



25211 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 425-1477

Fax: (949) 425-1478

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

## **Brian Mitchell**

*General Manager*

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

## **Dennis C. Moss**

*Operations Manager Parks & Recreation Facilities*

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

## **Jeff Hinkle**

*Facilities & Compliance Manager*

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

## **Diane Goodchild**

*Community Associate*

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

## **Monique DiBonaventura**

*Communications and Events Coordinator / Pony Express Editor*

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



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660



25202 Nellie Gail Road, Laguna Hills CA 92653

Office: (949) 425-1477

Cell: (949) 371-1595

## **Dave Jones**

*Interim Equestrian Center Manager*

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

## **Manuel Ruelas**

*Operations Manager*

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

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

## Board of Directors

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

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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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# 6 ARCHITECTS

## Important Numbers

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

## County of Orange

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

## Assessment Remittance Address

Please remit all assessments to:  
P.O. Box, 62053, Newark, NJ 07101-8060  
or drop off at the Association Office.

## Mission Statement

To take all reasonable and necessary steps to preserve and improve the unique value of living in Nellie Gail Ranch and to enhance the overall sense of community.

## Board of Directors Meetings

The June Open Session Board Meeting and Homeowner Forum is currently scheduled for June 16<sup>th</sup>. Due to state and federal restrictions for meeting in groups we are considering options for some form of conference call that homeowners could potentially call in to. We will be sending call-in information to homeowners via our weekly e-mail in which we provide copies of posted notices and other important membership information and updates. If you are not currently receiving our weekly e-mail please scan the QR code on the cover of this issue and sign up for electronic distribution of Association documents. All agenda and support items must be submitted in writing to the Association Office at least two weeks in advance of the meeting to allow Board Members ample time to review all materials. The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

## Architectural Review Committee

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

## Association Committees

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

**Architectural Review Committee**

**Emergency Preparedness Committee**

**Equestrian Committee**

**Events Committee**

**Landscape Committee**

**Security Committee**

**Trails & Safety Committee**



# Director's Message

By Alex Presley



Hello Nellie Gail Ranch,

Summer is on its way and our Nellie Gail Ranch fruit trees are heavy with fruit and ripe for the picking!! Let's put our excess fruit and

vegetables to a good purpose and donate these to families less fortunate.

Community is something we preach and must continue to practice in Nellie Gail Ranch. Now more so than ever! During these trying and uncertain times, it's important for our community to come together and help those less fortunate. During the oh-so-scary toilet paper crisis that washed through the country in the beginning of this pandemic, my household and many others began to stock up on food and supplies, preparing for the worst. Although we still have months ahead of us before our lives can return to a new normal, the supplies we have in our pantries are needed somewhere else. If this pandemic has affected you, then I ask you to think about everyone else it has affected. One way we can help build our community strength through this trying time period is by not only sharing our love and support, but also sharing the harvest from our fruit trees and the stocked pantry goods with our neighbors, across Orange County, who desperately need help finding their next meal.

Nellie Gail Ranch as a community is rich in the number of fruit trees and vegetable gardens. I walk my dogs and run the trails and I see glimpses of gardens with ripe fruit and vegetables. If you have a surplus of fruit or vegetables, please consider donating these.

Nellie Gail Ranch is collaborating with Family

Assistance Ministries (FAM) in San Clemente that focuses on homeless prevention and reducing hunger. FAM serves homeless and low-income Orange County families that are in need of food, clothing and personal care items.

Nellie Gail Ranch has launched Harvest for Hope. A weekly food drive to benefit the patrons of Family Assistance Ministries in San Clemente. In addition to the citrus from our trees and any excess vegetable crops you may have, FAM is also in need of:

- Peanut Butter
- Canned Fruit
- Rice & Pasta
- Spaghetti Sauce
- Shelf Stable Liquids
- Feminine Products
- Baby Wipes
- Paper Towels
- Toiletries
- Empty Egg Cartons

Nellie Gail Ranch Harvest for Hope Weekly Food Drive will be held every Wednesday through June from 11:00 am – 1:00 pm at the Nellie Gail Ranch Clubhouse Parking Lot, 25281 Empty Saddle Drive. Please drop off your donations between these times. We will be there to assist you at your car.



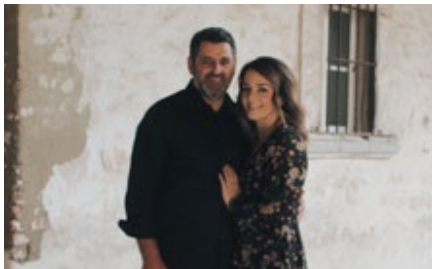
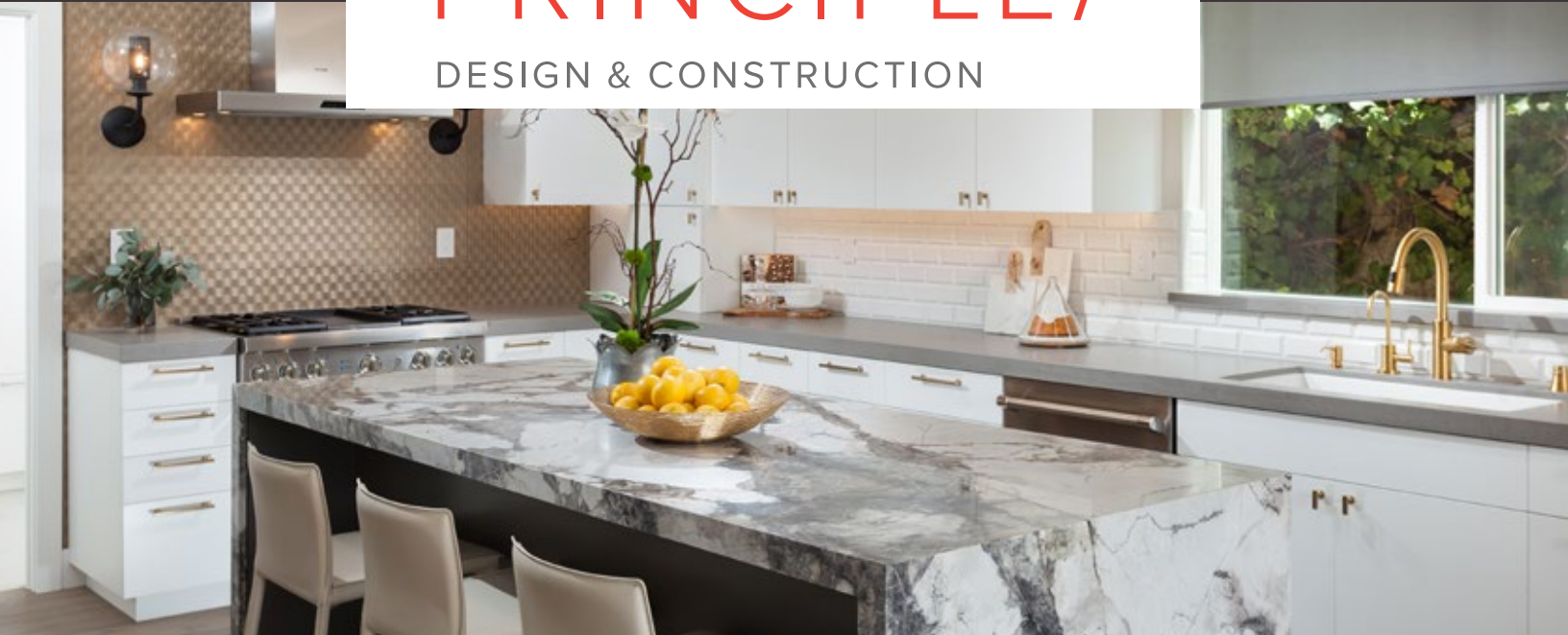






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# Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on May 12, 2020.

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

| ADDRESS             | PROJECT  | RESULTS                  |
|---------------------|--|--------------------------|
| 25811 Prairiestone  | Resubmittal Hardscape/Landscape/Pool/Barn      | Approved with Conditions |
| 25771 Highplains    | Resubmittal Painting                           | Approved                 |
| 26152 Hitching Rail | Resubmittal Fencing/Solar                      | Approved                 |
| 27766 Greenfield    | Resubmittal Hardscape,/Landscape, Painting     | Approved with Conditions |
| 27132 Shenandoah    | Windows  | Approved with Conditions |
| 26452 Dapple Grey   | Driveway/Paint Trim                            | Denied                   |
| 26265 Mt. Diablo    | Solar  | Approved with Conditions |
| 25842 Pecos         | Hardscape/Landscape                            | Approved with Conditions |
| 27602 Hidden Trail  | Gate   | Denied                   |
| 27602 Hidden Trail  |  | Discussion               |
| 25252 Derbyhill     | Resubmittal Landscape/Fencing                  | Approved with Conditions |
| 26872 Highwood      | Construction Extension                         | Denied                   |
| 25231 Rockridge     | Resubmittal Deck                               | Denied                   |
| 25291 Gallup        | Solar/Roof                                     | Approved with Conditions |
| 25146 Rockridge     | Solar  | Approved with Conditions |
| 25901 Hitching Rail | Landscape/Hardscape                            | Approved with Conditions |
| 26401 Houston       | Fencing/Garage door/Driveway                   | Denied                   |
| 26512 Saddlehorn    | Painting                                       | Approved with Conditions |
| 26502 Silver Saddle | Solar/Roof/Windows/Painting/Addition           | Approved with Conditions |
| 25591 Rapid Falls   | Windows/Painting                               | Approved with Conditions |
| 25411 Gallup        | Painting/Windows                               | Approved with Conditions |
| 25931 Sheriff       | Solar  | Approved with Conditions |
| 26071 Glen Canyon   | Play Structure                                 | Approved                 |
| 27201 Lost Colt     | Resubmittal Hardscape/Landscape/Addition/Solar | Denied                   |
| 27472 Hidden Trail  |  | Discussion               |

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, April 21, 2020**

#### **I. CALL TO ORDER**

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m.

#### **DIRECTORS PRESENT**

Mark Fisk  
John Park  
Joyce Taylor  
Alex Presley  
Loree Bloug

#### **MANAGEMENT**

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

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

One (1) homeowner attended to request an appeal related to ARC denial of their plans.

**Motion:** Fisk

**Second:** Park

**Resolution:** The Board appointed Loree Blough and Alex Presley to review the architectural submittal/denial of the homeowners plans at 25811 Prairiestone with authority to act on the appeal.

**The motion carried unanimously.**

#### **III. EXECUTIVE SESSION REPORT**

**An Executive Session meeting was held on February 24, 2020**

Actions taken included:

- Approval of stain contract proposals for the

cabinets, window casing and door casing

- Approval of hardscape and building exterior contract with Shear Construction, Inc.
- Approval of countertop contract with The Finishing Touch
- Approval of fireplace materials and installation change order with The Finishing Touch

**An Executive Session meeting was held on March 24, 2020**

Actions taken included:

- Approval of the February 18, 2020 Executive Session Minutes.
- Approval of the February 24, 2020 Executive Session Minutes
- Reviewed status of legal matters.
- Reviewed member concerns regarding a home licensed by the Department of Social Services as a Community Care Facility. The use is protected and the home is properly licensed for a capacity of six.
- Approval of Workers' Compensation Insurance renewal for April 1, 2020 through April 1, 2021.
- Approval of Equestrian Center instructor agreement with Ashley Martin
- Approval of Equestrian Center instructor agreement with Katy Mouzis
- Approval of pool lifeguard services with Blue Ray Aquatics (subject to the Swim Center being open for use).
- Approval of agreement with Association Reserves, Inc. to perform the reserve study
- Approval of 24 hour mobile patrol services contract with Allied Universal
- Approval of credits to Club Members for periods of swim, tennis and pickleball club closures
- Received and filed the Violation Report and acted on a Violation Hearing

#### **IV. CONSENT CALENDAR**

**Motion:** Park

**Second:**



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

**The motion carried unanimously.**

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

**Resolution:** To approve the Open Session Minutes dated February 18, 2020 as presented.

#### **B. CONSIDERATION OF APPROVAL OF THE DECEMBER 31, 2019 FINANCIAL STATEMENTS**

**Resolution:** To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,524,049 in reserve funds, \$1,666,489 in operating funds, \$8,400 in Petty Cash, and \$442,512 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,641,449.

Year to date Assessment Revenue totals \$885,431 compared to the budgeted \$614,859.

Year to date Total Consolidated Revenue is \$1,276,853 compared to the budgeted \$1,012,991.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$127,295) compared to the budgeted decrease of (\$231,084). Consolidated Net Income year to date prior to adjustments for depreciation is \$326,213 compared to the budgeted of (\$34,057). Year to date reserve funding is \$131,812 compared to a budget of \$109,650. The variance is reserve interest income.

#### **C. CONSIDERATION OF APPROVAL OF THE JANUARY 31, 2020 FINANCIAL STATEMENTS**

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

The Consolidated Balance Sheet reflects \$3,524,909 in reserve funds, \$1,908,101 in operating funds, \$8,400 in Petty Cash, and \$458,811 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,900,221.

Year to date Assessment Revenue totals \$1,346,212 compared to the budgeted

\$1,229,718.

Year to date Total Consolidated Revenue is \$1,881,311 compared to the budgeted \$1,760,665.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$182,208 compared to the budgeted increase of \$320,806 Consolidated Net Income year to date prior to adjustments for depreciation is \$508,421 compared to the budgeted of \$286,749. Year to date reserve funding is \$242,322 compared to a budget of \$219,300. The variance is reserve interest income.

#### **D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON FOUR (4) PROPERTIES**

**Resolution:** To authorize and instruct Management to record a lien on four (4) delinquent accounts should their assessments not be paid within the time period established in the Intent to Lien Letter. In accordance with the Corporation's Assessment Collection Policy, a letter was sent to the homeowners notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

| DATE    | ACCOUNT # | TOTAL AMT DUE |
|---------|-----------|---------------|
| 4/06/20 | 0302-01   | \$899.00      |
| 4/06/20 | 0304-01   | \$899.00      |
| 4/06/20 | 0820-01   | \$874.00      |
| 4/06/20 | 1220-01   | \$1,114.00    |

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

- Two (2) past owner delinquencies total \$7,061 in assessments and \$846 in assessment judgments.
- Thirteen (13) current owner past due delinquencies total \$31,602 in assessments and \$4,180 in assessment judgments.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments

total 1.6% of the annual assessment budget.  
**The Consent Calendar motion carried unanimously.**

#### **End of Consent Calendar**

#### **V. OLD BUSINESS**

**NONE**

#### **VI. NEW BUSINESS**

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

Concern was expressed the trees may be too messy if they drop fruits on the monument.

**Motion:** Park

**Second:** Fisk

This item was tabled and will be resubmitted to the Landscape Committee for reconsideration of other tree options.

**The motion carried unanimously.**

#### **VII. REPORTS**

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

#### **VIII. CORRESPONDENCE**

Correspondence was received and filed.

#### **IX. NEXT MEETING**

The next Open Session Board of Directors meeting is May 19, 2020 at 7:30 p.m.

#### **X. ADJOURNMENT**

The meeting was adjourned at 8:01 p.m.



### **Horse Stalls Available**

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

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

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31545 Peppertree Bend  
San Juan Capistrano | \$5,529,000  
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# Can San Onofre Still Lead to a Nuclear Emergency?

By: Dr. Kenneth S. Cheng

The San Onofre Nuclear Generating Station (SONGS) has been a long time monument to the Southern California coastline. Along with producing energy for the region, it also posed a very slight risk for a nuclear emergency. That risk is now further reduced since SONGS was decommissioned in 2013 (with the only remaining active nuclear power plant in California being the Diablo Plant located near San Luis Obispo.) Although SONGS hasn't produced power in the last several years, it continues to have on-site spent uranium nuclear fuel, which was originally stored in steel-lined pools ("spent fuel pools"), and ultimately transferred into air-tight, concrete reinforced steel containers ("dry cask storage") for long term storage. Dry cask storage of the nuclear fuel rods continues on-site in San Clemente until the US Department of Energy finds and develops a proper site for long-term storage.

The concern for a nuclear emergency, although extremely low, is still present as long as fuel is in the spent fuel pools and as long as we are in the ever-present risk of earthquakes, tsunamis, and even terrorist events. SONGS was built to withstand a 7.0

earthquake directly beneath the reactors. The closest fault is the Cristianitos fault, an inactive fault that runs along Oso Creek in the Laguna Niguel/San Juan Capistrano areas. The containment domes that we see off the San Diego Freeway are made of 4-8 foot thick post-tensioned steel rebar-reinforced concrete with an internal steel liner. Not only are these domes designed to prevent a radiation leak, but they have also been designed to withstand a terrorist attack. It is said that a 9/11-type attack or a missile attack would not breach the reactors or the generators that serve as back-up power.

## Revisiting the Fukushima Power Plant

The "mega-earthquake" (measuring 9.0 on the Richter scale) that struck Japan in March 2011 and the resulting tsunami that destroyed the Fukushima Daiichi Nuclear Power Plant is an example of what can happen to an active nuclear power plant. That nuclear disaster highlights a very important issue that we, as Nellie Gail Ranch residents, must consider: a nuclear emergency. The close proximity SONGS to Nellie Gail Ranch should heighten our awareness that any type of nuclear emergency will likely affect the residents of Nellie Gail Ranch.

The Level 7 meltdown from the Fukushima Daiichi Nuclear Power Station brought to light some of the weaknesses in their nuclear power system. Most evident was the complete collapse of the back-up systems needed for safely powering down the reactors, a catastrophic failure due to the ensuing tsunami that struck the coastline. SONGS is protected by a 30-foot high tsunami wall, with the California tsunami inundation map showing a maximum credible tsunami of between 19.9 feet and 22.9 feet (the tsunami that struck Fukushima was estimated to be 23 feet in height.) The design of the reactors at SONGS are also different when compared with Fukushima, having multiple redundancies, and





having protected and elevated back-up diesel generators capable of running for at least seven days, more than sufficient time to power down the two active reactors.

### **Orange County's Nuclear Emergency Response**

Despite these numerous safeguards, preparation and planning for the unexpected and improbable nuclear emergency is a mandate from the Nuclear Regulatory Commission, State of California, and the Orange County Emergency Operations Center (EOC).

Emergencies at SONGS are classified as follows:

- Unusual Event- something occurred that could lower plant safety but no release of radioactive material,
- Alert- something occurred that did lower plant safety, and if radioactive material was released, it would have been well below safe exposure guidelines per the EPA,
- Site Area Emergency- an event was occurring or had occurred that created a failure or a plant system that if there was a release of radioactive material, it was in an amount that exceeded EPA safety standards, but the release only occurred inside an immediately adjacent to the plant, and
- General Emergency- the highest level of emergency where damage to the nuclear reactor fuel is imminent or has occurred and could release radioactive material that exceeds EPA guidelines beyond the plant site.

### **Radiation Release**

In the event of a radioactive release, one cannot smell, feel, or see radioactive particles. They may be attached to dust particles from an explosion, or they may be invisibly released into the air, traveling wherever the winds may blow (fortunately, the prevailing winds near SONGS typically blow in an east by southeast direction, away from Nellie Gail Ranch.) Unless you possess a Geiger counter, you will not be able to determine with any accuracy the presence of radiation. Thus, it is extremely important to obtain the most up to date information regarding any nuclear emergency through the county's Emergency Alert System (EAS) by

utilizing your radio, TV, or the Nellie Gail Ranch Emergency Communication System set up by your Block Captains, Area Coordinators, and the Command Center. It is important to note that the Nellie Gail Ranch Command Center can be in direct contact with Orange County's Emergency Communication System.

### **How close is Nellie Gail Ranch to SONGS?**

Nellie Gail Ranch is located 16 miles from SONGS, well within the Public Education Zone of SONGS, defined as being between a 10-20 mile radius from SONGS. Those of us in the Public Education Zone have a low probability of ever needing to evacuate, but we may be instructed to "shelter in place" in the event of a General Emergency.

During an actual emergency, you should monitor the Emergency Alert System as instructions from Orange County's EOC will be broadcasted to all who live within the 20-mile radius of SONGS. You will be advised of the level of the emergency, and you will be instructed to either evacuate or to "shelter in place."

If the recommendation is to evacuate, you should grab your "go bag" (contents of which were discussed in a prior Pony Express article) and leave immediately, most likely in a northern direction. Do not drive south or east as the prevailing winds in our area tend to blow in those directions, and doing so could put you in the path of the nuclear fallout.

### **Shelter in Place.**

If the recommendation is to "shelter in place," one should immediately take the following steps, delegating some of these activities to other family members:

- turn off the fan in your house,
- seal all the exterior doors and windows with plastic sheeting, duct tape, towels, etc.,
- seal ventilation fans in the kitchen and bathrooms,
- seal any attic access points,



- fill your tubs and any other containers with as much water as possible,
- close all fireplace dampers or seal off all fireplaces with plastic sheeting,
- stay indoors, preferably in an interior room away from exterior doors and windows,
- if you must go outside, enter and exit through your garage, shedding your exposed clothing in the garage and placing it in a sealed plastic bag before re-entering the house,
- if you must drive or later decide to evacuate, load your car from within the garage, place the car vent on "recirculate" instead of "fresh air" and travel upwind from the source (again, probably north,)
- limit your food consumption to what you already have within your house and refrigerator, refraining from cooking foods if at all possible,
- limit your water use to the water you have stored in your earthquake kit or other sources of stored water. Do not use your tap water if so instructed.

Generally, an order to shelter in place will only be in effect for 1-2 days as the winds will have carried radioactive particles away. The radioactive decay that naturally occurs will significantly reduce the radioactivity of the particles.

Continue to monitor your radio as the EOC, though the Emergency Alert System, will notify you when it is safe to go outside and return to normal activity.

### **What about Potassium Iodide pills?**

In the unlikely event that a radioactive leak occurs at SONGS, radioactive iodine is one of the major radioactive particles released. Iodine is a necessary element in normal thyroid function and thus has an affinity to the thyroid gland. Exposure to radioactive iodine can cause high concentrations to accumulate into the thyroid gland, leading to thyroid cancer. Potassium Iodide pills are available without a prescription, and if taken appropriately (immediately after a leak is announced, and daily until given the all-clear), it can reduce one's risk for thyroid cancer. It does so by saturating the thyroid gland with non-radioactive iodine, leaving the thyroid gland

unable to take up any radioactive iodine that one may be exposed to.

All households within a 10-mile radius of SONGS have either been issued Potassium Iodide pills, or they have immediate access to it through their city's emergency preparedness department. As we live in the Public Education Zone, it is recommended that you add this to your Earthquake Kit with sufficient supplies for your entire family. These are available at your local pharmacy or online at a variety of sources. Potassium Iodide pills should only be taken, however, if instructed to do so through the Emergency Alert System.

The likelihood of a general nuclear emergency occurring at SONGS is extremely small, now even smaller, with it no longer being an active power plant. We are also fortunate to have redundancies and safeguards far beyond Japan's Fukushima plant. Despite this small chance of an emergency, it is prudent to be knowledgeable of all potential risks in our area and to prepare for these risks. Learning some of the simple techniques described above will protect you and your family from this type of emergency. Remember, failing to prepare is preparing for failure.







## Clubhouse Refresh Update

Exterior work is progressing quickly. The new trellis has been installed, and entry steps and ramps poured in place. All concrete walkways have also been poured, and the new asphalt drive is in. By the time this newsletter is published, we should be almost complete with the parking space and office entry pavers, which will almost complete the hardscape portion of the project. Meanwhile, the exterior of the clubhouse building is also moving forward with metal flashing install and window details to prepare for the new facing. We anticipate project completion by the end of June.

We have enjoyed the return of our tennis and pickleball club members and our homeowner lap swimmers. We look forward to phasing in use of the interior clubhouse space when permitted by the state guidelines.

Bible Stories - Gardening
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**951.579.1076 fax**

**Quezadapro@aol.com**



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Wishing you and your families  
**HEALTH & SAFETY**  
during these uncharted times. We are here  
to answer any questions you might have.  
~Tate and LaMott Families



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26421 Dapple Grey Drive • \$1,575,000



**NELLIE GAIL RANCH**  
TENNIS CLUB

# FUN SAFE SUMMER CAMP

Due to the Corona Virus and the CDC not yet opening up swimming pools for the public, we have made some temporary adjustments to camp. We look forward to the restrictions being lifted and returning to our normal camp activities.

## Little Hitters and Challengers

|                     |  |       |
|---------------------|--|-------|
| 1/2 DAY<br>SESSIONS | 10:30 AM – 12:30 PM<br>1:00PM – 3:00PM | \$95  |
| Full Day<br>Session | 10:30 – 3:00                           | \$190 |

For the full day session we suggest that you bring your own lunch or for \$8.00 per day we will have sandwiches brought in from a local sandwich shop. Call (949) 831-6660 or [clubhouse@nelliegailranch.Org](mailto:clubhouse@nelliegailranch.Org) for information.





NELLIE GAIL RANCH  
HARVEST FOR HOPE

Summer is on its way and our Nellie Gail Ranch fruit trees are heavy with fruit and ripe for the picking!! Let's put our excess fruit and vegetables to a good purpose and donate these to families less fortunate.

Nellie Gail Ranch has launched Harvest for Hope. A weekly food drive to benefit the patrons of Family Assistance Ministries in San Clemente. In addition to the citrus from our trees and any excess vegetable crops you may have, FAM is also in need of:

- Peanut Butter
- Canned Fruit
- Rice & Pasta
- Spaghetti Sauce
- Shelf Stable Liquids
- Feminine Products
- Baby Wipes
- Paper Towels
- Toiletries
- Empty Egg Cartons

For more information visit  
[nelliegailranch.org](http://nelliegailranch.org)



**GIVE THIS WEDNESDAY**

## WEEKLY FOOD DRIVE

Nellie Gail Ranch Clubhouse  
Parking Lot

25281 Empty Saddle Drive  
Laguna Hills, CA 92653

Wednesdays 11:00am - 1:00pm

*"When we give cheerfully and accept gratefully, everyone is blessed."*

*-Maya Angelou*

# Team Darkhorse

By: Karen Robbins



Nellie Gail Ranch's Gallup Park was the setting for 25 Tribute Banners honoring United States Marines who were killed in action and honored each year at the City's Half Marathon, five and 10K race. Due to cancellation of Laguna Hill's annual Memorial Day Race, the Banners and the Marines on them would have been left unseen. Nellie Gail Ranch HOA and staff, along with volunteers from Team Darkhorse, created a way for our city to honor them again this year.

Many of you came to walk among the banners, and reflect upon the sacrifice of these men. Among those who visited were USMC Major Joe Patterson and Sgt. Michael Spivey, both of whom deployed with and knew those Marines. Both expressed tremendous gratitude to us for honoring their friends. Two more among the visitors were the father and grandfather of Dave Reynolds, Laguna Hills Deputy City Manager. His father is a Vietnam veteran and his 100-year-old grandfather, a WWII veteran, both pictured here.

On Monday at 3:00 sharp, in solidarity with the grassroots "TAPS across America" movement started online, local musicians Tom Cunningham on trumpet, accompanied by, Mark Day played TAPS for those Marines. The familiar, beautiful and haunting notes drifted across the green grass, mingled with the birdsong, and touched the hearts of all who came to witness. Following the brief ceremony, Cunningham and Day stayed to play light jazz in a spontaneous celebration of love and life.

*This spontaneous second performance was inspired by the words of Gold Star sister to Lt Robert Kelly, one of the Marines honored with a tribute banner in the park, to all her friends on Facebook.*

*"Annual PSA: Don't let social media make you feel bad about your long weekend plans with family and friends this May. Flip that burger baby, crack open that brewski, enjoy the time with those you love, it's what they would want! I know it's what my brother wants for me always. HAPPINESS. And maybe sharing a goofy story or two about him Enjoy the long weekend everyone! Stay safe!*

*#MemorialDay #SayTheirNames"*





## IN MEMORIAM — LT COLONEL GEOFF HOLLOPETER

Strength, courage, resilience, resolve, and absolute discipline of self are requisite qualities for success in the Marine Corps.

Lt. Col. Hollopeter embodied those traits in his professional role, and that is how we first met him, in his role as Commanding Officer of the unit our City of Laguna Hills had adopted. When he took Command of 3/5, our support Committee (Team Darkhorse) naturally looked up to him, with the professionalism and objective distance, we would consider appropriate to the role we play.

Yet, in the brief time, we knew him or had the pleasure of his company, what shone through was his kind, selfless nature; his curious mind; the gentle manner he exhibited toward all of us he met; his clear appreciation and gratitude for those in his life who'd stood by him along the way; and the absolute devotion and love he felt toward Michelle and his family.

Photos shared here are from the community events which he found time to attend even with his demanding schedule, and at which his presence was transformative, for everyone. We watched him interact with junior Marines, 3/5 combat veterans, community members, Gold Star families, and the children. We were honored twice to have him in our City Council Chambers, where he expressed appreciation for the city support given the Battalion. As I looked at the photos from my files, it became vividly clear again what kind of man he was. Among a crowd, he aimed to give each full attention and took the time to do so. At the 2019 Battalion Christmas party, he showed his lighter side, having donned a festive and bold Christmas jacket, while he moved among his Marines. In the photo, his intent focus in every conversation is evident, his slight smile he often wore while doing so, must have endeared him to everyone he met, just as it did with us. And, of course, the photo of him standing with his precious family, next to his adored wife Michelle, is the best of all.

Our hearts broke at the news of his passing. Seldom does the passing of a person whom I'd known so briefly cause such pain of loss. But that was the measure of Geoff Hollopeter, the man. He was stellar. He embodied all the qualities one would hope to find in a leader, a friend, a fellow cohort, a man, and a father. His impact was immeasurable. We miss him. We pray for him and Michelle and his family. But we also continue to feel his essence and presence, and by having known him, we are all better human beings for it.

Rest in peace, dear Lt. Col. Hollopeter. Forever in our hearts.



Scan me



## Nellie Gail Ranch Guest Trail Waiver

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 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 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!!!*

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No broker residing here has sold more Nellie Gail Homes.***

I hope all of you and your families are safe and well, and that you are finding creative ways to make the best of this extremely serious situation - a threat to our health, to our way of life, and even to our very lives.

Regarding Orange County real estate, the news is very promising. Prior to mid-March there was a real shortage of homes for sale, and very strong buyer demand. Home values were increasing. Since then homes are still coming on the market, and sales are still occurring, both at about 50% of the rate of past years. Prices are holding steady, and there is still a shortage of inventory. With extremely low interest rates for the foreseeable future, and an inherent shortage of homes available, it is likely that values will stay strong when we emerge on the other side of this crisis. If you have any questions about whether all of this might affect your need to buy or sell, please call. Also call if you have questions about the impact this may have on rental properties you own.

On a separate, very serious matter - there are 2 ballot initiatives that will likely appear on the November ballot in California that directly attack the property tax protections we all enjoy with Proposition 13. These terrible initiatives deserve an emphatic NO vote. If passed, they will increase property taxes by tens of billions of dollars per year!!! And they will be a huge drag on the economic recovery from our current crisis. I will have much more detailed information to share with you in the next few months before the election.

***Stay safe, and stay healthy!***





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






DRE #00452321

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



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(See page 16 for advertisement)

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

(See page 26 for advertisement)

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

(See page 3 for advertisement)

#### PRINCIPLE DESIGN & CONSTRUCTION

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

(See page 7 for advertisement)

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#### \* EVOLUTION SWIM ACADEMY

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Team

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

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[caroline.swift@cruiseplanners.com](mailto:caroline.swift@cruiseplanners.com)

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

(See page 11 for advertisement)

#### HAYDEN SHOW JUMPING LESSONS & CAMP

(949) 448-0823

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

(See page 24 for advertisement)

#### NELLIE GAIL RANCH TENNIS CLUB

Leagues, Lessons &  
Memberships

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(See page 17 & 18 for advertisement)

### \* MARTY SAMUEL REALTY ONE GROUP

(949) 643-1321  
[www.martysamuel.com](http://www.martysamuel.com)  
(See page 24 for advertisement)

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### MUSIC LESSONS BY ANNE

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

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### 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.

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### 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

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## TUTORING

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

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

## HORSE CARE & / OR BEGINNER HORSE LESSONS

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

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

## TEEN BABYSITTER / DOG WALKER / HOUSESITTER

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

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

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

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

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

## THE PET SITTER

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

## PRIVATE TENNIS LESSONS

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

## MISCELLANEOUS

### CARIBBEAN ISLAND VACATION RENTALS

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

### MAMMOTH MOUNTAIN RENTAL

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

### TEMECULA VACATION PROPERTY!

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

### BIG BEAR LAKE VACATION RENTALS

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

### JACKSON HOLE, WY HOUSE RENTAL

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

### ISO SWING SET

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

### TASTES OF GREECE RESTAURANT

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

The owner,  
Giannis Gaitanis



## Horse Stalls Available

The Nellie Gail Ranch Equestrian Center has boarding stalls available!

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



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# SUMMER CONCERT SERIES 2020

## GALLUP PARK

FRIDAY 7PM-9:30PM\*

~~FRIDAY, JUNE 12~~ CANCELED

FRIDAY, JUNE 26

FRIDAY, JULY 10

FRIDAY, JULY 24

FRIDAY, AUGUST 7

FRIDAY, AUGUST 21

\*Pending State COVID-19 Orders

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# The Puzzle Paddock

**HELP THE PIRATE GET HIS  
TREASURE BACK TO HIS SHIP**







## Ranch Recipe

# Roasted Tomato and Whipped Feta Bruschetta

### Ingredients

*Makes 8 to 10 slices of bruschetta*

2 pints grape tomatoes

1 small loaf of crusty whole grain bread, sliced into 8 to 10 thick slices

8 ounces quality feta cheese, drained and patted dry

1 tablespoon plain yogurt or cream cheese

1 tablespoon lemon juice

1 clove garlic

olive oil

sea salt

5 to 10 basil leaves, chopped

freshly ground black pepper

### Directions

1. Preheat the oven to 400 degrees Fahrenheit with racks in the middle and top positions. Line a rimmed baking sheet with parchment paper, toss the tomatoes with 1 teaspoon olive oil and a light sprinkle of salt. Bake on the middle rack until the tomatoes are juicy and collapsing on themselves, tossing halfway, about 20 minutes.
2. Rub each slice of bread with the raw garlic clove on both sides. Brush each side with olive oil. Place the prepared slices on a baking sheet and bake on the top rack until golden, turning halfway. About 10 minutes.
3. Use a fork to crumble the feta into the bowl of your food processor. Process the feta for a minute, then drizzle in the yogurt or cream cheese and lemon juice. Blend until super creamy. Top each slice of toasted bread with a thick spread of whipped feta and cover with roasted tomatoes. Sprinkle with chopped basil and black pepper.

# June

## 2020

| Sunday             | Monday | Tuesday  | Wednesday  | Thursday | Friday | Saturday |
|--------------------|--------|--|--|----------|--------|----------|
|                    | 1      | 2  | 3<br>Annual Meeting<br>6:30 PM<br>Harvest for Hope<br>11am-1pm<br>Clubhouse<br>Parking Lot             | 4        | 5      | 6        |
| 7                  | 8      | 9<br>ARC Meeting<br>7:00 PM  | 10<br>Reconvened Annual Meeting<br>6:30 PM<br>Harvest for Hope<br>11am-1pm<br>Clubhouse<br>Parking Lot | 11       | 12     | 13       |
| 14                 | 15     | 16<br>Board of Directors Meeting<br>7:30 PM<br>Location TBD          | 17<br>Harvest for Hope<br>11am-1pm<br>Clubhouse<br>Parking Lot   | 18       | 19     | 20       |
| 21<br>Father's Day | 22     | 23   | 24<br>Harvest for Hope<br>11am-1pm<br>Clubhouse<br>Parking Lot   | 25       | 26     | 27       |
| 28                 | 29     | 30<br>ARC Submittal Deadline<br>for July 14 <sup>th</sup><br>Meeting |  |          |        |          |



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## FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



**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)



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

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

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

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

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

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

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## 24 HOUR OPEN HOUSES

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



### JACCI PEARCE

Realtor® | 949.529.6924  
Jacci.Pearce@elliman.com  
DRE#: 01910578

### BRAD FELDMAN


Team Leader | 949.678.5198  
Brad.Feldman@elliman.com  
DRE#: 01437125

### TRENT MASON

Realtor® | 949.322.6977  
Trent.Mason@elliman.com  
DRE#: 02018104

BRADFELDMAN  
GROUP

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

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