

June 2021



The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:

Association Clubhouse Grand Opening Photos
Wine Tasting and Horse Show Photos
Nellie Gail S.M.A.R.T.

JUNE ISSUE:

Ranch Recipe
Summer Concert Schedule
Puzzle Paddock



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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

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

County of Orange

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

Assessment Remittance Address

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

Mission Statement

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

Board of Directors Meetings

The June Open Session Board Meeting and Open Homeowner Forum is currently scheduled for June 15, 2021. The meeting will be held in person at the Association Clubhouse and via ZOOM:

Board Meeting June 15, 2021 at 7:30 p.m.

The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

Zoom Meeting Link: <https://us02web.zoom.us/j/86123143102?pwd=Zm9SVnBEd0Jyb01Sb2svSUJyenkrQT09>

Dial in #: 669 900 6833

Meeting ID: 861 2314 3102

Passcode: 359814

Architectural Review Committee

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

Association Committees

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

Architectural Review Committee

Emergency Preparedness Committee

Equestrian Committee

Events Committee

Landscape Committee

Security Committee

Trails and Safety Committee

Director's Message

By John Park



Summer is right around the corner, and the Board of Directors and Nellie Gail Ranch Management team are excited to announce the completion of the HOA Clubhouse refresh. Many thanks to current and previous Board members who participated over the years in the design and planning of the Clubhouse. We especially thank our outstanding HOA Management team, who oversaw the required activities during the re-construction phase of work. The updates to the Clubhouse include a completely redesigned meeting facility, including a multipurpose room available for intimate get-togethers. There are all new furnishings and added multimedia capabilities throughout. Thanks to all the community members who attended our clubhouse ribbon cutting and celebration! Community members can now look forward to the grand opening event coming soon! Our next phase will include the opening of a full-service bar and restaurant, so watch for updates and details in The Pony Express and the Nellie Gail Ranch HOA website.

Our community also celebrated the opening of our newly updated Equestrian Center Clubhouse with a Wine Tasting and Horse Show event on May 15th, where attendees sipped wine and enjoyed the newly upgraded Equestrian Clubhouse amenities. The HOA extends our gratitude to all our sponsors for this event and to those who attended the event. We plan to continue with more activities at the Equestrian Center during the Summer months.

The Summer Concert Series are back! Concerts will be held bi-monthly beginning July 16th at Gallup Park (intersection of Gallup Circle and Nellie Gail Road). Please note, the event will comply with state and county guidance as it pertains to the COVID-19 pandemic. Stay up to date with Summer Concert Series information on Nelliegailranch.org/events and The Pony Express.

As the summer months approach, let us all continue to take advantage of our great community amenities that include tennis, pickleball, swim activities, and don't forget the summer camp activities for the kids!



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Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on May 11, 2021.

The Next Deadline for ARC Submittal is June 29, 2021.

ADDRESS	PROJECT	RESULTS
25101 Anvil	Chicken Coop	Approved with Conditions
25502 Rodeo	Fencing & Walls	Denied
25422 Spotted Pony	Doors	Approved with Conditions
27073 Hidden Trail	Gate/Fire Pit/Pathway	Approved
24782 Red Lodge	Painting & Pavers	Approved with Conditions
25771 Bucklestone	Painting	Approved
27191 Lost Colt	Addition to House >300 sq ft	Denied
25392 Derbyhill	Hardscape & Landscape	Denied
26582 Dapple Grey	Windows & Door replacement	Denied
25791 Nellie Gail	Deck Replacement	Approved with Conditions
26192 Flintlock	Resubmittal Landscape	Approved with Conditions
25462 Nellie Gail	Pavers	Denied
25491 Rapid Falls	Front Landscape	Denied
27651 Gold Dust	Window Replacement	Approved with Conditions
25942 Hitching Rail	Tennis Court	Denied
25801 Nellie Gail	Skate Area/Structure	Denied
25041 Mustang	Roof Replacement	Approved
26461 Broken Bit	Hardscape & Landscape	Approved with Conditions
26501 Dapple Grey	Resubmittal Landscape	Approved
27371 Hidden Trail	Painting/Pool/Spa	Denied
25902 Hitching Rail	Painting	Approved with Conditions
27592 Deputy	Resubmittal Painting	Approved

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



NELLIE GAIL RANCH
TENNIS CLUB

27th Annual Tennis Summer Camp

June 7 – August 12
10 One Week Sessions
Monday – Thursday



Little Hitters

Ages 5–8 10:30am–2:30pm

Members \$165

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Challengers

Ages 9–13 10:30am–3:00pm

Members \$180

Non-Members \$195

Tennis!
Games!
Swimming!
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FOR INFORMATION

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION

VIA ZOOM CONFERENCE CALL

TUESDAY, APRIL 20, 2021

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m. via Zoom conference call due to the Coronavirus pandemic state mandated restriction on gatherings.

DIRECTORS PRESENT

Loree Blough
Joyce Taylor
Alex Presley
Mark Fisk
John Park

MANAGEMENT

Brian Mitchell, General Manager

Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

Four (4) homeowners attended the Open Homeowner Forum via the ZOOM link.

III. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on March 16, 2021 via Zoom Conference Call.

Actions taken include:

- Approval of the February 16, 2021 Executive Session Meeting Minutes and March 3, 2021 Litigation Mediation Recap as submitted.
- Approved a settlement agreement resolving Reames vs. Nellie Gail Ranch litigation. The dismissal will be formally disclosed following the court entering the dismissal.

- Reviewed and approved action related to enforcement matters related to construction inconsistent with approved plans.
- Approved contract renewal conditions with Evolution Swim Academy for swim and summer camp programming.
- Approved retaining Qualco Fire to design the Association Clubhouse fire sprinkler system. (The approval was subsequently rescinded.)
- Approval of agreement with Smith Architects for preparation of Association clubhouse restroom design plans & construction documents for city permits.
- Approval to renew mobile patrol services contract with Allied Universal.
- Approval of Equestrian Center Clubhouse Contracts for the following:
 1. The Finishing Touch Floors, Inc. for floor prep for installation of all tile on floor and restrooms and install of counter tops.
 2. Home Depot for installation of all trim for previously purchased kitchen cabinets.
 3. Mancino Door & Window for purchase and installation of two (2) exterior doors and four (4) interior doors and all commercial hardware and weatherstripping.
 4. Evenflow Inc. for plumbing services.
 5. Electric Medics for electrical services.
 6. Howards Appliances for purchase of appliances.
 7. Preferred Construction Specialists for purchase and installation of one (1) woman's restroom stall and two (2) men's room privacy urinal screens.
 8. Advanced Painting for painting after completion of work.
- Approved the Coastline Equipment service quote for tractor repair.
- Reviewed and filed the delinquency reports.
- Reviewed and filed violation report.

An Executive Session meeting was held on April 1, 2021 via Zoom Conference Call.

The Board reviewed fire system proposals for the Association Clubhouse. No action was taken.

An Executive Session meeting was scheduled on April 13, 2021 but was cancelled.

IV. CONSENT CALENDAR

Motion: Presley

Second: Fisk

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF MARCH 16, 2021 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated March 16, 2021 as presented

B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2021 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,283,066 in reserve funds, \$1,825,845 in operating funds, \$8,900 in Petty Cash, and \$530,195 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,648,006.

Year to date Assessment Revenue totals \$1,440,731 compared to the budgeted \$1,325,394.

Year to date Total Consolidated Revenue is \$2,137,505 compared to the budgeted \$2,009,967.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$128,949) compared to the budgeted decrease of (\$175,452). Consolidated Net Income year to date prior to adjustments for depreciation is \$404,510 compared to the budgeted of \$186,771. Year to date reserve funding is \$243,083 compared to a budget of \$229,800. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL TO RECORD LIENS

Resolution: To authorize and instruct Management to record a lien on the following

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

Account No.	Total Amt Due
0640-02	\$1,354
0693-01	\$942
1034-02	\$942

Delinquency Statistics for the Open Session Minutes:

- Twenty-five (25) current owner past due delinquencies total \$30,927 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.17% of the annual assessment budget.

End of Consent Calendar

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT AND DRAFT POLICY FOR DATA MANAGEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO INSTALL VEHICLE AND LICENSE PLATE RECOGNITION CAMERAS AT ENTRIES

Motion: Fisk

Second: Taylor

Resolution: To approve the ballot measure statement for vehicle and license plate recognition cameras at entries and draft Data Management Policy for handling of information collected.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE MOBILE PATROL SERVICES

Motion: Taylor

Second: Park

Resolution: To approve the ballot measure statement for mobile patrol security.

The motion carried unanimously.

C. CONSIDERATION OF OPENING CLUBHOUSE FOR USE CONSISTENT WITH CALIFORNIA COVID-19 INDUSTRY GUIDANCE

Motion: Presley

Second: Taylor

Resolution: To approve opening the Association Clubhouse for use consistent with California COVID-19 Industry Guidance.

The motion carried unanimously.

D. CONSIDERATION OF APPROVAL TO ALLOW HOMEOWNERS TO PLAY PICKLEBALL AS GUESTS OF PICKLEBALL CLUB MEMBERS

Motion: Taylor

Second: Fisk

Resolution: To authorize homeowners to play pickleball as guests of Pickleball Club Members for the applicable guest fee.

The motion carried unanimously.

E. CONSIDERATION OF DRAFT POLICY TO SET STANDARDS FOR EQUESTRIAN EASEMENT PLANTING

This item was tabled until the May 2021 Board meeting.

F. CONSIDERATION OF PURCHASE OF HYDRATION STATION (DRINKING FOUNTAIN REPLACEMENT) FOR EQUESTRIAN CENTER

Motion: Park

Second: Taylor

Resolution: To approve purchase of one Elkay Hydration bottle filling station at the Equestrian Center Clubhouse to replace a non-functioning old fountain at a cost of \$2,850 including the product and installation.

The motion carried unanimously.

G. CONSIDERATION OF APPROVAL OF RESTROOM PLANS AND DIRECTION TO SUBMIT FOR PERMITTING AND BID OUT WORK

Motion: Fisk

Second: Presley

Resolution: To approve plans for Association Clubhouse restroom reserve and associated projects and submit to the City for permitting. Management is directed to bid out work to implement the plans with the Board to approve finishes.

The motion carried unanimously.

H. CONSIDERATION OF APPROVAL TO APPOINT PAUL AND CASEY BULLER AS LIAISONS WITH THE TRAILS AND SAFETY COMMITTEE

Motion: Taylor

Second: Park

Resolution: To appoint Equestrian Center boarders Paul and Casey Buller as liaisons to work with the Trails & Safety Committee to interact with the City to improve equestrian crossing safety measures.

The motion carried unanimously.

I. CONSIDERATION OF INVITATION TO JOIN THE LAGUNA HILLS CHAMBER OF COMMERCE

Motion: Presley

Second: Park

Resolution: To approve joining the Laguna Hills Chamber of Commerce as a member in the Non-Profit Membership category.

The motion carried unanimously.

VII. REPORTS

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

VIII. CORRESPONDENCE

Correspondence was received and filed.

IX. NEXT MEETING

The next Open Session Board of Directors meeting will be held on Tuesday, May 18, 2021 at 7:30 p.m. in person with a Zoom link option.

X. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

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The advertisement for Out of The Gutter features a smiling man in a white shirt standing in front of a house. The background is a light blue sky with a faint house silhouette. The company logo, which includes a stylized leaf, is in the top left. A list of services is in the center, and a quote from the owner is in the bottom right. A red circular seal with the Yelp logo is in the bottom left.

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Association
Open
APRIL 3



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AWESOME JOB SUPER
BOARD. GREAT JOB BRIAN
& DENNIS!"**

**"BEAUTIFUL – VERY
CLASSY DESIGN!
EVEN THOUGH I'M NOT
A TENNIS PLAYER
ANYMORE I WOULD
LOVE TO DROP IN FOR
A GLASS OF WINE,
SNACKS AND SOCIAL
TIME! GREAT JOB!"**





Clubhouse House

0, 2021



"EXCEEDED MY EXPECTATIONS. I LOOK FORWARD TO MORE NEIGHBORHOOD GATHERINGS AT THE CLUBHOUSE."



"IT IS BEAUTIFUL AND APPROPRIATE FOR THE NELLIE GAIL RANCH LIFESTYLE. I LOVE THE WOOD ON THE WALL OF THE MULTIPURPOSE ROOM AND TRAIL SIGNS! SUCH HISTORY THERE."

I REALLY LOOK FORWARD TO SOCIAL TIMES WITH NEIGHBORS IN THESE BEAUTIFUL ROOMS. WE'VE HAD GREAT WINE TASTING EVENTS AND MORE. LET'S DO IT AGAIN!"



"THE NEW FACILITY IS BEAUTIFUL. LOOKING FORWARD TO SPENDING TIME IN THE NEW BAR AREA WITH NEIGHBORS."



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

SAVING MONEY AND RESOURCES TODAY

Equestrian Center Clubhouse

The best projects usually start with someone having a vision. Not of what is, but of what can be. When the Equestrian Committee started discussing the need to refresh the Equestrian Center Clubhouse early in 2017, they quickly discarded the idea of like for like repainting, tiling, and cosmetic repairs. They discussed what would most benefit the Equestrian Center boarders, instructors and trainers, and the Nellie Gail Ranch homeowners.

July 2017, the Committee made a presentation to the Board that proposed pursuing a Master Plan that would accomplish the following:

1. Implement repairs and improvements that will make the Clubhouse aesthetically and functionally consistent with Nellie Gail Ranch's high standards.
2. Phase the approach over multiple years, beginning with mitigating any hazardous or code compliance conditions.
3. Fund the projects from Equestrian Center Reserves which are 100% funded by boarding fees and instructor and trainer fees.

The Board approved the Equestrian Committee's request to pursue the ambitious project. Homeowners Bryan Price and Ellen Coxe-Price, owners of PaCe Architects, were recruited by the Equestrian Committee to prepare complimentary schematic plans to evaluate possible work. A number of schematic plans were reviewed, considered and discarded, or revised to get to a point where projects could be phased and implemented within a sustainable reserve expenditure. Once the phases and work scopes were determined, the proposed projects were presented to the Board for approval to proceed to final bidding. PaCe was retained to prepare the Design Development and Construction Documents and submit for permitting.

While some grand ideas that involved relocating



walls to change the interior footprint had to be abandoned due to cost, many improvements have been implemented in the work that have achieved significant improvements. Here are just a few:

- An extended deck to accommodate outside social activities.
- A sixteen-foot alumawood solid patio cover with a fan for shade from the hot summer sun.
- A ten-foot-wide pocket door opening (up from the former four feet) to maximize inside-outdoor use.
- A bleacher seating area on the deck facing the arenas.
- A wood deck ramp to achieve ADA compliance for access to the Clubhouse.
- Relocation of the heater unit to the attic in order to eliminate the utility closet taking up space in the kitchen.

- A larger kitchen and serving area with a window to bring in natural light and a view of the upper arena.
- All new tile floor throughout.
- All new energy-efficient lighting.
- Completely refreshed restrooms with all new counters, fixtures, partitions, and wall tile.

This multi-year project was completed as envisioned by an Equestrian Committee with the following participating homeowner members over the past four years: Jan Curtis, Gigi Bourke, Jennifer Portnoff, Dolores Caringella, Liz Abdo, Jim Berens, and Anne Cole. The fruit of their efforts was enjoyed Saturday the 15th at the Wine Tasting & Horse Show Event, which is featured elsewhere in this issue. We look forward to our homeowners and boarders enjoying many additional years of enjoyment at this Nellie Gail Ranch amenity.





Wine Tasting & Horse Show



Attendees of the Wine Tasting & Horse Show were treated to more than just great wine! They also enjoyed the ambiance of the Nellie Gail Ranch Equestrian Center and an exhibition by some of our world-class riders, trainers, and horses. Bree Kenney started things off with a James Bond-themed musical freestyle on Dash. Grand Prix Dressage rider and USDF Gold Medalist Cassie Cherry Nolte followed with a patriotic-themed freestyle performance on Whizzkid. To close out the horse show, Grand Prix Jumper Lane Clarke put on a high jumping show on Queen, who was flawless over impressive jump heights. For many attending the wine tasting, it was their first visit to the Equestrian Center and an opportunity to see just how special our Equestrian Community is.

Thank you to our contributing sponsor Brad Feldman Group. Thank you also to Events Committee members Loree Blough, Alex Presley, Susan Phillips, and Holly Permech for planning this unique and fun event!!



Thank you to our
contributing sponsor



"OMG...
WE LOVED
THIS
EVENT!
PLEASE
HAVE
MORE OF
THESE!"



"Thank you so much for the most wonderful event, we could not have enjoyed ourselves more. It was perfectly organized, many thanks to Loree, Mike and Leslie, as well as all the volunteers. The wine was fantastic. and the horse display was so entertaining. only roadblock is... do more of these type of events! THANK YOU!"



"This has been a great experience with great attention to details. Wine Selection was thoughtful and the cheeses were great. We would love more events like this."





SUMMER

concert series

2021



Opening Concert
July 16th
Stone Soul

GALLUP PARK • FRIDAY 7PM-9:30PM*

*Pending State COVID-19 Orders

LIVE MUSIC • FOOD TRUCKS

7/16 Stone Soul • 7/30 Hot August Nights

8/13 Jumping Jack Flash • 8/27 The Mighty Untouchables

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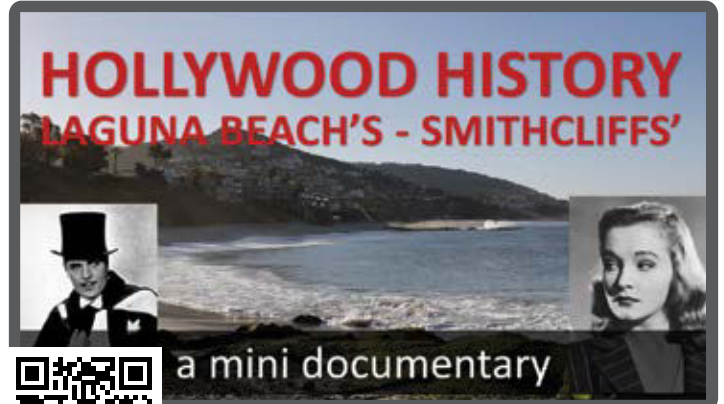


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Coastal OC's, ROCK STAR Locations!
- Costa Mesa and Dana Point



1940's HOLLYWOOD IN LAGUNA, a Mini-Documentary



AMAZING INVESTMENT VALUE
- Laguna Beach (Victoria Beach)



Secret Location - Laguna Beach Snapshot
plus Special Guest, Lender



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"It's never too early to plan.
I'm never too busy to help."

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Swim Center News

Summer is upon us and just in time as things are steadily normalizing. At this time last year, most of us were still confined to our homes, not knowing what the future had in store for us. Thanks to forward-thinking, modern medicine, and honestly, a bit of common sense, it seems as though we will be able to enjoy the summer, with our loved ones, without the fear of spreading a virus that we know nothing about.

This summer will also bring the long-awaited 2020, I mean, 2021 Olympic Games. The Olympic Games come around once every four years, and this year, Nellie Gail Ranch may have one of its own at the Games. Anicka Delgado has preliminarily qualified for the games to represent the country of Ecuador. Anicka is a dual citizen and may represent either the U.S.A or Ecuador in international competitions. Anicka has decided to represent Ecuador, as she has been doing for the past six years, and as of today, she is going to the Games.

The road to Tokyo is hard and throw in a pandemic, and it gets even harder. To qualify for the Olympic Games, most athletes around the world rely on qualifying time standards. Specific to the sport of swimming, there are "A" and "B" time standards that swimmers must achieve to be considered. The "A" time standard means that you are qualified to participate at the Games, and as long as you are one of the top two fastest swimmers in your country in that event, your ticket is punched. The "B" time standard means that you have achieved the consideration time standard, and as long as other swimmers from your country do not achieve the "A" time standard, and as long as you are the top swimmer in your country, you have also punched your ticket to the Games. Anicka qualifies in the 100-meter freestyle event, having achieved a "B" time standard in the event, and currently, there are no other female Ecuadorian swimmers that have achieved an "A" or "B" time standard, she is set to attend her first Olympics.

To put things into perspective, the "A" time standard is generally the 8th fastest time from the previous Olympics, and the "B" time standard is generally the 20th fastest time from the previous Olympic Games. Both times standards are incredibly hard to achieve, and Anicka was able to achieve the "B" time standard at this year's South American Championships, which took place in Buenos Aires, Argentina, in March. At the South American Championships, Anicka won 3 gold medals on her way to four national records.

On the domestic front, Anicka is a freshman at the University of Southern California (USC), where she is a business major. In her first year at USC, Anicka won a bronze medal at Pac-12 championships and



qualified for the Division 1 NCAA swim meet in three events. At 18, Anicka is considered one of the best 18 and under swimmers in the world and will soon be able to test her skills against the best that the world has to offer.

Anicka started her career right here at Nellie Gail Ranch, attending swim practices with the Gators Swim Club. Anicka has been a resident since 2017, and as a family, we credit the Club team for our move to this great community. Anicka is my daughter, and I am her coach. It's a slippery slope, but we seem to manage just fine. As a swim duo, we have our ups and downs, but more ups, so at least we are moving in the right direction. Coaching your kid is never easy, and to be honest, I'm not sure I'd recommend it, but 18 months ago, Anicka came to me and asked if I would coach her until the Olympic Games and as any father would do for his kid, I pushed life

aside and took on the challenge. I would never give this back. This time has been a learning experience for both of us, and I know that this experience will only help shape who she will be in the future. I mean, come on, your freshman year at USC, confined to your bedroom virtual learning, swimming by yourself, and your dad is your coach. It can't get better than that, right?

When she asked me to coach her, neither of us could imagine what the future would hold in store for us. A pandemic, training on our own, virtual

learning, three South American titles, and a berth to the Olympic Games. Like I said, I would never give this back.

Until next time.

Felipe Delgado
Olympic Partner
& Founder
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Home Security: Preparing for Protection.

By Dr. Kenneth S. Cheng

Home security is of paramount importance, both in disaster and non-disaster scenarios. Those who have experienced property loss know the feeling of intrusion and violation. Recently, the Nellie Gail HOA formed a Security Committee that has thoroughly investigated various forms of neighborhood-based security measures. They also held a Security Faire, highlighting some of their findings, as well as recommendations for homeowner-based security. Our idyllic Nellie Gail Ranch has also been the target of several attempted and successful burglaries, including teams posing as housekeepers, gardeners, utility employees, or other workers. These teams would walk up to homes with minimal cleaning supplies or trade

tools in hand and in official-looking uniforms, enter through an unlocked door and ransack the home in 15-20 minutes before moving on to other homes. Fortunately, some of these teams were recently apprehended by local law enforcement, but other teams likely exist.

Another common tactic involves young adults/youths who are selling magazines and later ask to use your bathroom. The magazines you may often order never arrive with the scammer now having your credit card or checking account information, and worse, if you have let them in, they will have important information about the interior of your homes, such as the general layout, occupants, and the presence of alarm monitors.

During disasters or civil unrest, looting is commonplace. In studying the psychology of looting, John Pitts, a prominent criminologist, notes, "looting makes powerless people feel powerful." This power is "contagious," causing a cascade of others to desire that same power. The recent images of the local looting during demonstrations in Santa Monica and Los Angeles and the devastations from natural disasters such as Hurricane Katrina and Hurricane Sandy are all too vivid. Of particular interest was a discovery by local law enforcement that tweets by some of the looters were suggesting to "stop looting from your own. Go to the 'rich' areas." It is well known by criminals in this county that areas such as Nellie Gail Ranch, Coto De Caza, and Newport Coast are some of these "rich" areas. Nellie Gail Ranch is commonly a preferred target due to its close proximity to the freeway.

Whether it be mass looters, organized but unsophisticated crime rings, or the lone individual who



has selected your home for a home invasion or burglary, the examples highlighted above should serve as a reminder of the importance of security and protection, not only of our property but also for our families. The recommendations in this article will focus on general security in non-disaster situations, but these recommendations may also be applicable to situations of civil unrest or natural disasters.

SECURITY PATROL. For several years, Nellie Gail Ranch has implemented a 24-hour private security patrol. Although this can be helpful in deterring crime, it is critically important that residents understand that our **security patrol does not replace your diligence and responsibility in crime prevention or reporting.** Criminals may be deterred by such patrols, but they also know that patrols have no law enforcement authority. Specifically, the Nellie Gail Ranch Security Patrol cannot arrest, apprehend, or detain individuals, nor can they investigate or determine if criminal activity has occurred. They will not be able to guard or protect you or your property; residents should have no expectation that these things will occur with security patrol.

Instead, one can expect the patrols to act as an extra set of eyes and ears; they can call the sheriff's department if they observe suspicious activity or behavior.

Social media posts (Nextdoor, Facebook, Ring, etc.) often describe or question observed suspicious activity, and occasionally these posts seek the phone number of our private security patrol. Posting suspicious activity can be helpful at informing the community but should be done after contacting the sheriff's department. Additionally, calling the homeowners association office or the private security patrol to report suspicious activity only serves to delay law enforcement involvement and decreases the likelihood of successful investigation or apprehension of criminals.

SITUATIONAL AWARENESS. Most important is for residents to maintain a level of situational awareness. This is where you take on a greater level of attentiveness to your surroundings. It is often helpful to think like a burglar or home

invasion robber. Are you aware of the areas that make good hiding places on your property? Do you notice when unfamiliar vehicles are parked on your street? Have you noticed if someone has followed you home from the market or mall? These questions are not meant to cause fear but to alert you to inattentiveness. It is not uncommon for criminals to sit in their cars to get a feel for the activity on one's street; it is not uncommon for criminals to follow individuals home and enter your garage just after you pull in your car. Greater awareness of your surroundings is the first step to the prevention of being a victim of criminal activity.

LOCKING YOUR CAR. With the passage of Proposition 47 in 2014 and Proposition 57 in 2016, there has been a spike in theft of personal property. The propositions decreased the punishment for simple theft crimes. One such crime is "car phishing," where an individual walks down a street, checking all car doors to see if any are unlocked. An unlocked car door usually results in the perpetrator getting wallets, purses, phones, computers, iPads, and even recently purchased merchandise. Additionally, they may also now have access to your garage (and home) via the remote garage door opener. Very simply, remove all valuables from sight (including your garage door opener) and lock all the doors of your car.

CATALYTIC CONVERTER THEFTS. Theft of catalytic converters takes only a few minutes and has exponentially increased over the past several years. These can be worth several hundred dollars to thieves and cost as much as \$3,000 to replace. The most common car model for catalytic converter theft is the Toyota Prius. Other common vehicles include Ford trucks, Honda Element, and Jeep Cherokees. In addition to parking your car in the garage, other steps to prevent catalytic converter theft includes: purchasing and installing a catalytic converter cage or cable, turning on your car alarm so that jacking up the car sets off the alarm, having motion-activated cameras and lights on your driveway, and even backing your vehicle as close to the garage door or wall as possible to limit the ability of a thief to jacking up your car.

LOCKING DOORS AND WINDOWS. Although this sounds overly simplistic, according to FBI statistics, 22% of burglaries occur when the perpetrator enters through the ground floor window. Additionally, 30% of home burglaries occur through an unlocked door. Even when your door is locked, most doors can be easily breached by kicking in the door. These doors can be reinforced and made 17-fold stronger for less than a dollar; strike plate screws (normally $\frac{3}{4}$ inches) should be replaced 3-inch screws (89¢ at Home Depot) that penetrate the door jamb and the adjacent stud (the strike plate is the metal plate in the door jamb that allows the door to latch and stay closed.) This simple, do-it-yourself fix will increase the strength of the door and make it less penetrable to forced entry. Another common entry point is an open garage door. Make it a habit to close your garage door anytime you are not in the garage. Lastly, most burglars don't bring tools with them when breaking into your home. Don't leave your tools around the exterior that can help a burglar enter your home. This would include ladders, crowbars, gardening tools, sledgehammers, etc.

LIGHTING. A well-lit house lessens the chance of a burglar selecting your home to invade. Having your neighbors do the same exponentially lowers that risk. Exterior lights can be placed on inexpensive timers where the wall switch is replaced with a timer/switch (also available at Home Depot). These timers can be set to turn on and off at specific times, in addition to functioning as a regular light switch. Installation takes 10 minutes and can easily be done with basic home repair knowledge.

SHRUBS. Our landscaping is often a source of pride for us. However, it is important to keep shrubs low so that criminals can't hide behind them while making entry through a window. Additionally, shrubs with thorns (roses, bougainvillea, etc.) make excellent shrubbery near windows as they serve as a deterrent as a hiding place. Lastly, keep in mind that shrubs or trees used to provide you privacy from your neighbors can also provide criminals sufficient privacy from your neighbors to enter your home.

HOME ALARMS. Many of the homeowners

in Nellie Gail have home alarm systems. Not surprisingly, however, is that only 19% of homeowners actually set the alarm when not at home, according to a national home alarm association. Unfortunately, criminals are also aware of this statistic. Certainly, alarm company signs may provide some deterrence, but criminals often "test" to see if you have even set your alarm by jiggling doors or otherwise disrupting the door or window contacts. A common excuse for not setting the alarm is due to pets in the home. Fortunately, all reputable alarm manufacturers have adjustable motion or infrared detectors that can discern between a large dog and a human being. Inquire with your alarm company if this is one of your reasons for not setting the alarm.

SELF PROTECTION. Even within your home, one must always be prepared, as personal protection doesn't end at the front door. This can include learning self-defense/martial arts (available and effective for all ages), having a "safe room" built into your home (using an interior walk-in closet with a solid core door and a deadbolt lock), understanding how to use common, everyday home items for self-defense (fire extinguisher, tools, etc.), use of commercially available pepper spray, Electronic Control Devices (commonly known as "Tasers") or if properly trained, having a home protection firearm. The author acknowledges that controversy may exist with the concept of having a firearm in the home. The purpose of this article is to neither advocate nor dissuade various forms of self-protection, but to implore that all of the tools mentioned above, including firearms, can be excellent tools in your self-protection arsenal as long as you are properly trained and maintain proficiency in the use of these tools. An alarm system serves no purpose if you don't know how to use it properly. The same can be said of martial arts, pepper spray, firearms, or any other form of self-defense. Regardless of the form or forms of self-protection selected, one must also practice in order for self-protection to be effective. Learning karate 20 years ago with no practice in the meantime is of limited value.

MORE INFORMATION. Additional information on this topic can be obtained by our local law enforcement agency, the Orange County Sheriff's Department Crime Prevention Specialist, as well as the Department of Homeland Security. The Crime Prevention Specialist can also assist in developing a "Neighborhood Watch" Program, should your neighbors decide on taking a more proactive approach. It is always best to prevent home burglaries, home invasions, and other criminal activity. Your situational awareness and preparation are the cornerstones to such prevention.

About the Author: Dr. Kenneth Cheng is a 23-year resident of Nellie Gail Ranch and a member of the Nellie Gail Emergency Preparedness Committee (EPC). He is also a volunteer deputy sheriff with the Sheriff's Department.

Within the Sheriff's Department, he is a member of the SWAT team as a tactical physician and a member of the Search and Rescue team as a High Angle Rope Rescue Technician. The opinions expressed by the author are his alone and do not represent the Nellie Gail Homeowner's Association, the EPC, or any specific law enforcement agency. Additionally, the contents of this article are for informational purposes only and should not be construed to be complete or comprehensive for the reader's individual security and protection needs.

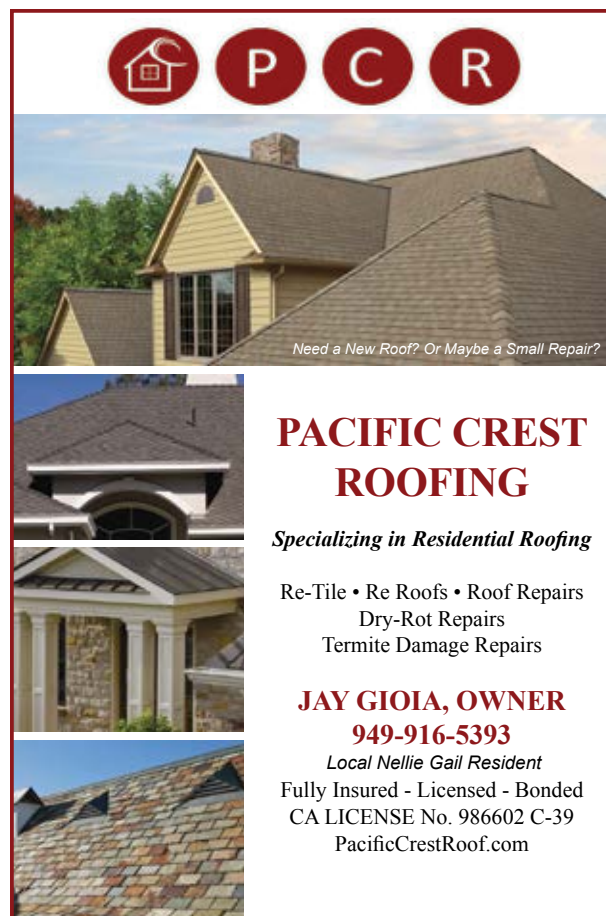


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Team Darkhorse

By: Karen Robbins



In April and early May, Team Darkhorse provided support for both current Marines at events on base, as well as for future Marines when we supported a project to improve the facilities inside the building known as "Task Force Grizzly."

In early May, our city's adopted 3rd Battalion, 5th Marines gathered in 5 waves over five days on the parade deck at Camp Pendleton as they set off on a seven-month deployment to Japan and the Pacific Theater.

While they and their families waited for buses that transported them to the airfield, Team Darkhorse volunteers showed our support by handing out orange juice, coffee, snacks, and home baked goodies to the assembled Marines. A week earlier, volunteers had also been on hand at an early morning morale-building event organized by Captain King of Lima Company, at which he presented a plaque of appreciation to Team Darkhorse for all our support this past year.

We wish them "Fair winds and following seas!" To all of you in the community who have provided us with baked goods or sent in donations, we thank you. The Plaque of Appreciation is meant for all of you too!

The improvement project at "Task Force Grizzly" was led by the Regimental Support Group based in Dana Point (DPSG). While the bulk of the improvements were funded by DPSG, we contributed funds to purchase one of the water coolers installed for each Battalion. Attached to the water cooler, for all future Marines to see, is a plaque crediting Laguna Hills Team Darkhorse for the support. Now 3/5 Marines have a place to chill beverages for Battalion gatherings and meetings on hot summer days. It felt good to provide a small luxury for them that most of us take for granted at work or home. This would only be possible through the donations we have received. Thank you!





Attention Nellie Gail Ranch Residents!

Over the last several months, the Nellie Gail Emergency Preparedness Committee has held monthly educational zoom meetings on emergency preparedness. These are informal sessions designed to help you better prepare for any disaster. In addition, the Nellie Gail Ranch Owners Association has improved the Nellie Gail Ranch website to help you determine if your street or block has an active Block Captain. We encourage you to go to the website to check out this new feature. Additionally, consider being a well-prepared Block Captain should your block be vacant of a Block Captain. As a resident (and as a Block Captain):

- Learn the importance of preparation
- Learn how to communicate any urgent needs or concerns when electricity and phones are down
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Single Tennis	\$130
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Professional pet/house sitting, dog walking, pet taxi and related services in South Orange County. While you're away, purrfect care for your companions and home! Contact Vickie Reyes, caregiver, (949) 525-1670 or email vic@caringfurangels.com to set up your complementary meet and greet. Licensed, bonded, insured, along with pet CPR and first aid certified. Visit www.caringfurangels.com for info.

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

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

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

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

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 for more information.

FUNCTIONAL WEIGHT TRAINING:

Train smarter to reach your personal goals conveniently in the comfort of your own home. High intensity/low impact exercises with minimal equipment needed.

Call or text Iden Shahir at (949)-633-5410 or email: idens33@yahoo.com

To see more work follow! Instagram: @livefitwithiden

PRIVATE TENNIS LESSONS

I'm a private tennis coach who will coach on your court. USTA certified, WTA pro tour ranked, I enjoy working with all ages and all levels. I also love working with individuals who deal with any set backs, handicap or autistic issues.

My contact information is Ingrid.kurtapro@gmail.com 310-293-1035 - Ingrid Nadell

EXPERT QUALITY CAREGIVER

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

COME TO AN ADVENTURE IN MY GARDEN!!

This is a Hands On Experience! Not a Boring classroom Lecture...Learn how easily you can grow potted Lettuces, Spinach, Parsley, Celery, Arugula, Beets, Soft Kale, Broccoli, Watercress, Mint, Chives, Etc, 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

CROSS TRAIN FOR TOTAL BODY WELLNESS

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 949 350-5411 or mcm623@cox.net

EXPERIENCED AND PATIENT MATH TUTOR - LIFELONG NELLIE GAL RESIDENT

Master's Degree in Aerospace Engineering from UCI. I have tutored all high school and community college. Math subjects, ACT and SAT Math. One on one tutoring to explain in detail for better understanding. (A lot of my students complain their teachers do not explain enough). I am a substitute Math teacher at private schools. For details please call 949-231-0977 or email to ecaiusa@yahoo.com

SOLAR FOR YOUR HOME,

Nellie Gail resident is in SOLAR design and installation business.

Free estimates.

Manny Paul Parang

adv-solar.com 949-289-2540

SPANISH AND FRENCH TUTORING AND LESSONS

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

WRITING, ESL, GERMAN TUTOR

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

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

SKATEBOARDING LESSONS

Patient teenage Nellie Gail resident offering beginners skateboarding lessons at his skate ramp, your house or a park. Helmet required and pads recommended. Please text or call Dante at (949) 374-0145.

THE PET SITTER

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

www.thepetsitteroc.com

GARAGE DOOR + DRIVEWAY GATE EXPERTS

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

30 DAYS TO HEALTHY LIVING PROGRAM

Have you heard about Arbonne's 30 days to the healthy living program? If you are experiencing bloating, loss of energy/fatigue, headaches, breakouts, cravings, sleeping troubles, or brain fog, contact me to learn about this amazing program; you will love it! All products are 100% Vegan, non-GMO, formulated without gluten, dairy or artificial sweeteners. Please contact Agustina, Arbonne Independent Consultant and Nellie Gail Ranch Resident, at alyman.wellness@gmail.com or www.agustinalyman.arbonne.com

PIANO INSTRUCTION IN YOUR HOME.

Learn the music you love. Popular, Classical, Jazz and Blues, Musicals such as Le Miserable, the Phantom Of The Opera, and Movie Themes.

Children and Adults welcome. I teach many retirees who didn't have the time to learn when they were busy with careers and family.

I have two college degrees. One is in music and the other is in child psychology. I also took five years of piano pedagogy from a private instructor after graduating from college. I've been teaching 25 years. My website is www.thekeyboardlady.com My email is marshyvonne13@gmail.com Phone # is 949 637 8208.

EVENT PHOTOGRAPHER

If you're hosting an event in South Orange County, hire a photographer to capture the memories. Contact Danielle at (949) 505-4351 or danielleleard@gmail.com to request high quality, professionally edited photos of your event. Works for \$18/h and will arrive wearing a mask.

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

USED POOL FENCING FOR SMALL CHILD PROTECTION.

Make offer.

Glenn 949-637-1190

ACTIVE NUTRITION FOR ACTIVE PEOPLE OF ALL AGES

Non-GMO, vegetarian and vegan-friendly source of protein Shakes with 20g of protein (vanilla & chocolate); Metabolism+ booster; Fibergy Active Prebiotic Fiber Blend; Digestive Health Protein Drink (lemon/ginger or plain); Electrolyte Replacement Drink; Detox Tea Mix; and gluten free, non-GMO, low glycemic Peanut Butter Snack Bar! Manufacturing facility FDA APPROVED. 11 of our products in the PDR (Physicians' Desk Reference book) and 29 years of manufacturing safe products used by over 4,000 Olympic and World Athletes! Want to taste in a safe outdoor environment? Text or Call Diane (949) 243-2598 - BY APPOINTMENT ONLY.

JACKSON HOLE, WY HOUSE RENTAL

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

BIG BEAR LAKE VACATION RENTALS

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

CARIBBEAN ISLAND VACATION RENTALS

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



The poster for Evolution Swim Academy features three main images at the top: two children playing in a grassy field, a close-up of a swimmer's face underwater, and a child swimming on their back. Below these are three columns of text promoting different programs. The first column is for a Summer Sports Camp, the second for a Spring Swim Team, and the third for Seasonal Swim Lessons. Each column includes details about duration, pricing, and registration. At the bottom, there is a website URL and social media handles.

Evolution Swim Academy

A SUMMER SPORTS CAMP EXPERIENCE
ACTIVITIES: SOCCER | ARCHERY | VOLLEYBALL | BASKETBALL | SPLASHBALL AND MORE...
~~FULL-DAY PRICING \$275.00~~
SOLD OUT
REGISTER TODAY! [QR CODE]

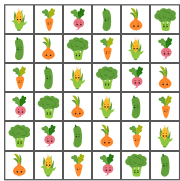
SPRING SWIM TEAM
8 WEEKS OF SWIMMING
April 12th - June 3rd
Price includes:
• Workouts Mon - Thur
• 45 minutes practice
• Includes GSC & USA Swimming registrations
• Swim cap
• Team t-shirt
REGISTER TODAY! [QR CODE]

























Seasonal SWIM LESSONS
BEGINNING MAY 31st
MONDAY-THURSDAY AFTERNOONS
2 WEEK ACCELERATORS MON-THURS AFTERNOONS UNTIL AUGUST 12TH
Programs
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• SWIM LESSONS
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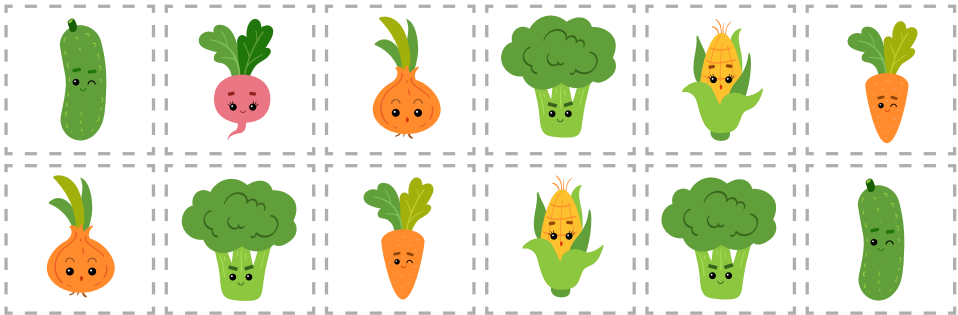
www.evolutionswim.com | 949.388.4545
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The Puzzle Paddock

SUDOKU for kids





cut and glue

Ranch Recipe



Double Chocolate Banana Bread

INGREDIENTS

DRY INGREDIENTS

- 1 1/4 cups all purpose flour
- 1/3 cup cocoa powder (unsweetened)
- 1 1/4 tsp baking soda
- 3/4 tsp baking powder
- 1 tsp salt

WET INGREDIENTS

- 4 ripe bananas, mashed
- 1 cup plus 2 Tbsp packed brown sugar
- 6 Tbsp unsalted butter, at room temperature
- 2 large eggs
- 1/3 cup sour cream
- 1 tsp vanilla extract
- 4 ounces dark chocolate chips (a heaping 1/2 cup)

TOPPING

- 1 firm banana
- 1 Tbsp sugar

DIRECTIONS

1. Preheat oven to 350°F Spray a 9x5 loaf pan with cooking spray or lightly butter.
2. Whisk the dry ingredients together in a bowl and set aside.
3. Cream the butter and sugar for about 4 minutes until light and fluffy.
4. Beat in the eggs, one at a time. Then blend in the mashed bananas, sour cream, and vanilla.
5. Fold in the dry ingredients until just barely incorporated, fold in the chocolate chips, blending until everything is just mixed and there's no dry flour left.
6. Spoon batter into your pan and even out. Slice the banana into 3 slices, lengthwise, and arrange on the top. Sprinkle with sugar and bake for about 65-75 minutes, or until a toothpick comes out without wet batter on it.
7. Let the cake cool before slicing.

June

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Annual Meeting and Election 6:30 PM Clubhouse	3	4	5
6	7	8 ARC Meeting 7:00 PM	9 Annual Meeting and Election 6:30 PM Clubhouse	10	11	12
13	14	15 Board of Directors Meeting 7:30 PM Clubhouse and Via Zoom Meeting	16	17	18	19
20	21	22	23	24	25	26
27	28	29 ARC Submittal Deadline for July 13 th Meeting	30			



AT DOUGLAS ELLIMAN REAL ESTATE

WHAT'S A SELLER'S MARKET? TAKE A LOOK AROUND

"When is the best time to sell my home?" is the most common question we've been asked as our time as Realtors®. The answer is when it's right for your family, your future and your finances. But if you want to sell, the time is now in a seller's market.

Thanks to historic lows in both mortgage rates and listing inventory, today's home sellers are in a strong position. It's an age-old debate how many months of listing supply constitute a seller's market — three, four, five? — but the current 1.5 months of supply in Orange County is well below any mark. The median Orange County listing spent just seven days on the market in March, a 46% drop year-over-year. Sales prices rose nearly 14% to match.

Mortgage rates have been falling for two years, culminating last summer in their first-ever dip below 3%. Lower rates equate to more spending power for homebuyers, which has driven the burst of real estate activity during an otherwise tumultuous time. So, while sellers reap the harvest of faster and more profitable sales, buyers will also continue to benefit as long as rates remain low.

No one has a crystal ball to perfectly time the market, but the numbers don't lie. If you've been waiting for a sign to sell your home, it doesn't get much better than current conditions.

What's a seller's market? Just take a look around.

NELLIE GAIL RANCH

FIRST QUARTER REVIEW · 2021



Total Sales in Q1 2021

22

8 More Sales than Q1 2020



Avg. Sales Price

\$2,077,500

+4% from Q1 2020



Avg. Days on Market

47

13 Days Faster than Q1 2020



Avg. Price per Sq. Ft.

\$531

\$127 More than Q1 2020

Data based on listings from CRMLS from January 1st to March 31st 2020 and 2021. Information deemed accurate but not guaranteed.

BRADFELDMANGROUP.COM

Visit our website to view our full property portfolio, virtual 3D tours, neighborhood information, and more!



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Douglas Elliman

Broker #01947727





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Sport Courts

Decks
Walls
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California Landscape Architect's License - LA4843

California Landscape Contractor's License - 851763

