



May 2021

# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter

**DON'T FORGET  
TO RETURN  
YOUR POSTAGE  
PREPAID  
BALLOTS!**



## INSIDE:

Candidacy Statements  
Special Ballot Measures  
Equestrian Center News

## MAY ISSUE:

Ranch Recipe  
Summer Concert Schedule  
Swim Center News





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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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The *Pony Express* publishes articles that are relevant to the community or are directly related to property maintenance and community activities in NGROA and are in support of the Association's purpose to preserve property values within the community. The Editor reserves the right to refuse, edit or modify any submitted material and the editor's decision is final. Submissions selected for publication by the Editor may be edited according to the space limitations of each specific issue. Publisher cannot be held responsible for copyright breaches arising from any materials supplied by a third party. NGROA Board of Directors and employees are not responsible for any errors, inaccuracies or claims in articles or advertisements printed herein. Any opinions stated herein are solely those of the individual authors and do not necessarily reflect the opinions of NGROA or its representatives.

**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 May Open Session Board Meeting and Open Homeowner Forum is currently scheduled for May 18, 2021. The meeting will be held in person at the Association Clubhouse and via ZOOM:

**Board Meeting May 18, 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/84434112833?pwd=a2paUetmeEVJaTdHeW8vL3YyRzk0Zz09>

**Dial in #:** 669 900 6833

**Meeting ID:** 844 3411 2833

**Passcode:** 896176

## 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 Mark Fisk



Technology can be a double edge sword. I could easily be characterized as more paranoid than most. I can relate to the joke, "My wife asked me why I spoke so softly in the house. I said I was afraid Mark Zuckerberg was listening. She laughed. I laughed. Alexa laughed. Siri laughed."

Sometimes target marketing freaks me out, especially when I see advertisements for specific products or services that I just spoke about the day prior. It struck me as deeply interesting when I first saw a photo of Mark Zuckerberg sitting in front of his laptop with a piece of tape over the camera. What does he know that I don't? ...apparently, a lot. Fortunately, our society certainly did not turn out like George Orwell's 1949 novel "1984" portrayed that it would. We do not live in a system of totalitarianism, mass surveillance, and repressive regimentation of persons and behaviors

within society. Technology is a tool, and the key to living comfortably with technology is knowing it and making it work for you. It stands to reason that the founder of modern social media would share this sentiment. He understands the technology and knows how to make it work for him.

Technology can be wonderful. It brings us luxury and convenience that makes life without it seem archaic. It allows us to be more efficient in our work. It entertains us, improves communication, and brings access to information to further our knowledge and education. It can provide a medium for people to gather and support or assist a worthy cause or someone in need.

Technology also has a dark side. It can allow the dishonest to hide behind a mask of ambiguity. It can be used to commit acts of fraud and prey on the unsuspecting. It can be used to spread misinformation. Technology is a tool, and it is important to understand it and ensure that it is being used for good.

Nellie Gail Ranch has a special ballot measure for the use of LPR (License Plate Recognition) technology on our June election ballot. I encourage all homeowners to become familiar with the scope of use of the product, service, and policy for this technology. I encourage all homeowners to participate in the decision-making process.

Flock Safety is the technology being proposed. Flock Safety is a national neighborhood security provider. If approved, camera systems would be installed at community entry and exit locations. The system has the capability to identify vehicle make and model and read license plates. The system may also capture images through motion activation of pedestrians, wildlife, etc.



Nellie Gail Ranch Owners Association vehicle and license plate recognition camera data management policy define how the information collected is used. The collection of data from this system is to be used for the purpose of providing law enforcement with information to assist in the apprehension of suspects when a crime is committed and reported within Nellie Gail Ranch. All data is securely stored off-site. While the camera system will identify license plate information, neither Management nor the Board will be able to obtain owner information from license plates. Law enforcement will be the responsible party for utilizing the license plate recognition information to identify registered vehicle owners. Homeowners will not be provided with copies of the footage, photos, or reports as such data will be treated as private and confidential Association records not subject to Member inspection. Captured footage and/or information will ONLY be used for the authorized purpose of promoting safety and security and shall in no instance be sold, shared, or transferred for any other purpose.

Though the simple solution of gates has been repeatedly exhausted as not legally feasible. Ref: Citizens Against Gated Enclaves v. Whitley Heights Civic Assn. (1994), this technology could potentially serve as an alternative to deter criminals and facilitate law enforcement's apprehension within Nellie Gail Ranch.

Detailed information on the proposed Flock Safety system and the policy for its use will be included with the June ballot. I encourage each homeowner to thoroughly review this technology and decide for themselves if this technology is a tool that could potentially benefit them and their community.

## Nellie Gail Ranch June 2, 2021 Annual Meeting / Ballot

This year it is doubly important for each homeowner to participate in the annual meeting by casting your vote for directors and the special ballot measures related to 24-hour or 12-hour mobile patrol services and Vehicle and License Plate Recognition Cameras. Ballots for the annual meeting were mailed to all homeowners of record the beginning of May. If you haven't already, please help us achieve quorum by promptly returning your ballot. **Postage is pre-paid to make it easier than ever to submit!**

### How to complete your ballot:

1. Follow the ballot instructions as to how to vote.
2. Each return envelope lists the homeowner of record.
3. The homeowner of record must sign the envelope in which the ballot and ballot envelope will be returned.
4. Mail the ballot at your earliest opportunity.



# Candidacy Statements



**Loree Blough**

**Homeowner Since:** 1993

**Status:** Incumbent

**Current Occupation:** Retired Engineering Project Manager at Boeing after 28 years. Degree in Mechanical Engineering.

**Nellie Gail Ranch & Civic Activities:**

**Civic Activities – Organizations, Positions, Etc.:**

- 5 years - UCI's Board.
- 14 years - President/Manager of a houseboat timeshare.
- Certified for emergency response for City of Laguna Hills Community Emergency Response Team
- 2 years - Executive Director of Kids Konected

**Nellie Gail Ranch Activities – Organizations, Positions, Etc.:**

- Serving my 10th year on Nellie Gail's Board of Directors
- Serving my 11th year on Nellie Gail's Emergency Preparedness Committee
- Serving my 6th year on our Events Committee

**Biographical Information:** Born and raised in California. I am married to a wonderful man-Dennis for the past 37 years.

**Statement:** I love Nellie Gail Ranch and want nothing but the best for our community & residents. I believe my Engineering Project Management skills are an advantage when evaluating projects, enhancing trails and facilities maintenance and other assets, while improving cost controls and reductions.

I want to ensure that:

- We work on projects that raise the standards of our centers to better compete with what new communities are offering
- We hold events designed to create great family memories
- Everyone is treated with respect.
- We listen to and weigh all opinions to make the best decisions possible for the greatest good of our community
- Each situation is examined on its own merits.

I will do my best to evaluate every issue brought before the board with a logical and open mind.

I pledge to continue to work hard for our wonderful community.

*I would greatly appreciate your vote!*



**Alexandra Presley**

**Homeowner Since:** 2013

**Status:** Incumbent

**Current Occupation:** Flight Attendant and Travel Advisor with SmartFlyer

**Nellie Gail Ranch Activities, Organizations, Positions, Etc.:**

Current HOA Board Member, Events Committee. Participated and was a member of the community organizations such as Pony Club, Gators Swim Club and Tennis Club. Initiated the Harvest for Hope Project in May, 2020.

**Biographical Information:** I moved to Nellie Gail Ranch in 2013 with my husband, Eric Presley, and two children Kira (17) and Mason (14). Since moving to California, Nellie Gail was a community that I fell in love with and was excited when we made the move. The majority of my career was in the pharmaceutical industry focused on global marketing. In 2011, I co-founded and sold a successful fitness business in Laguna Hills. Currently, I'm pursuing my love for travel and customer service simultaneously as a Delta Flight Attendant and as a Travel Advisor with SmartFlyer.

**Statement:** I'm interested in continuing to serve as a Board Member to further the original vision of the founding members of Nellie Gail. This community with its trails, rolling hills and existing amenities has a lot to offer our residents. My goal is to improve Nellie Gail and focus on a safer community for our families and a more attractive community for our residents. I would like to see an increase in residents using our wonderful facilities that Nellie Gail has to offer. By focusing on programs and activities of interest to current and future demographic profiles, continuing to refresh the facilities accordingly, Nellie Gail can further enhance its reputation as a premier community in the Laguna area. My goal is to continue to be a board member that listens and works for the people of Nellie Gail and prioritizes our community's needs to improve our neighborhood to benefit the residents.



## Special Ballot Measure Statement 1 24-Hour or 12-Hour Mobile Patrol Services

### **Should Nellie Gail Ranch Continue to Contract for Mobile Patrol Services?**

After evaluating homeowner requests to implement patrol services in the Nellie Gail Ranch community, the Board of Directors approved a contract with Securitas Security Services who began providing mobile patrol services in March 2017. After competitively re-bidding, Allied Universal Security Services was selected as the service provider effective April 11, 2020. The scope of work includes providing dedicated 24-hour, 7 days per week, mobile patrol services for the Nellie Gail Ranch Owners Association streets and recreational facilities including Clubhouse, Swim, Tennis, Park and Equestrian facilities to provide an observational presence and to act as a deterrent to criminal activity.

The current cost for 24-hour service is \$13.27 per home per month. It is anticipated that the current contract will increase to \$13.80 effective April 2022 due to January 1, 2022 minimum wage increases. This anticipated increase will result in a 2021-22 budgeted expense of \$13.54 per home per month (\$162.46 annually). The proposed cost for 12-hour service is \$8.38 per home per month (\$100.59 annually).

Since implementing this service homeowners have provided input both in favor of and opposed to the ongoing budgeting for this service. Crime statistics vary based on a number of factors including the Sheriff's apprehension of active criminals in our area. This makes it difficult to know specifically if the mobile patrol is playing a role as a deterrent for criminals since there is no way to calculate statistics for crimes not committed.

This matter is submitted on the ballot to provide the Nellie Gail Ranch Membership the opportunity to decide whether or not to continue to budget and contract for this service. If the total "No" votes exceed the combined "Yes" votes of the 12-hour and 24-hour options, then mobile patrol services will be discontinued. The current contract has a 30-day termination clause which means the

service may be discontinued approximately the middle of August 2021 if the vote is opposed to continuing the service. Discontinuing the service will not result in a direct reduction in assessments for this fiscal year that ends September 30, 2021. The 2021-22 budget will be evaluated in July and August incorporating all anticipated expenses and services under contract and the budget will either include or not include the mobile patrol services based on the membership vote.

If the combined "Yes" votes for 24-hour patrol and 12-hour patrol exceed the total of "No" votes then services will be placed under contract for the mobile patrol option that receives the highest vote total. A "Yes" vote does not obligate the Association to remain with the current service provider as that decision can be altered at any time subject to evaluation of the vendors post orders and performance. The vote for this ballot measure is related to the service ("Yes" or "No"), and the number of hours (12 or 24) to be patrolled, not the vendor. However, as stated above, the current service provider is on the lower side cost of the security firms that provided proposals.

The past two years the ballot included a measure for a membership vote to continue or discontinue 24-hour mobile patrol services. The 2019 vote count was 330 in favor of keeping the service, 192 Against and 17 Abstained. The 2020 vote count was 340 in favor of keeping the service, 258 Against and 8 Abstained. Feedback after the annual meeting suggested a preference to include this ballot measure again on the 2021 ballot.

# Special Ballot Measure

## Special Ballot Measure Statement 2 Vehicle and License Plate Recognition Cameras

### **Should Nellie Gail Ranch contract for vehicle and license plate recognition cameras at Nellie Gail Ranch entries?**

Upon review of additional resources for deterring crime in the Nellie Gail Ranch community, the Board appointed the Security Committee with evaluating a camera technology company that provides a still photo vehicle and license plate recognition camera system. The Committee met with representatives from Flock Safety to review the effectiveness of the vehicle and license plate recognition cameras and determine if their equipment is viable to implement in Nellie Gail Ranch. Flock Safety provides a public safety operating system that empowers private communities such as Nellie Gail Ranch and law enforcement to work together to help deter crime. The Security Committee's recommendation supports the purchase and installation of the cameras as an additional safety measure in deterring crime to be used in conjunction with the mobile patrol.

A total of 12 locations have been identified, two (2) at the Association Clubhouse parking lot and ten (10) at Nellie Gail Ranch community entries and exits. Each location would have two (2) cameras each to cover both inbound and outbound directional vehicles and capture rear license plates. In total, the proposal calls for 24 cameras. The cameras would be mounted on existing or newly installed 12-foot poles along with signage indicating the system's presence and be powered by solar or direct power. The cameras are equipped with infrared and low light capability for recognizing vehicles and license plates at night. These cameras are not capable of being used for speed or red-light infractions.

The cameras capture still photos of both vehicles and pedestrians based on motion activation. Flock Safety securely hosts the video in the cloud for a rolling 30 days after which it is deleted. The system will log license plate numbers,

vehicle make and model, time and the location the vehicle passed through. The license plate recognition system will send an alert to the OC Sheriff's Department any time there is a license plate match with the National Crime Information Center (NCIC) "hot list". Such vehicles can include but not be limited to stolen vehicles, stolen license plates, Amber Alerts and vehicles of wanted criminals. Additionally, to assist law enforcement with solving and preventing crimes, the OC Sheriff's Department will have access to pull reports from the Nellie Gail Ranch system, including queries using vehicle make and model, license plate, time and location.

Attached is a Draft Data Management Policy that is proposed to be in place to manage how and to whom data collected would be disseminated.

For more information you can visit the Flock Systems website at <https://www.flocksafety.com>

The following statement was provided by the City of Laguna Hills Chief of Police Services.



## Orange County Sheriff's Department Response to Request to Comment

Automated License Plate Reader (ALPR) Technology, also known as License Plate Recognition, provides automated detection of vehicle license plates. ALPRs are commonly used in conjunction with routine patrol operations and criminal investigations. ALPRs are used by many law enforcement agencies, including the Orange County Sheriff's Department, to link data associated with vehicle license plates for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates, and missing persons. ALPRs may also be used to gather information related to active warrants, electronic surveillance, suspect interdiction, and stolen property recovery. With that in mind, ALPRs are only used for official law enforcement business. Access and use of ALPR data is restricted and closely monitored to ensure the protection of individual's privacy and civil liberties.

ALPR technology is time tested, highly effective, and now reasonably affordable. During difficult budgetary times, ALPR technology is extremely valuable as a force multiplier when deployed in support of patrol or investigative operations. Numerous systems can be deployed simultaneously to provide real-time coverage and information to law enforcement at a relatively low cost. This data enhances response capabilities and dramatically increases the likelihood of apprehending a subject and recovery of stolen property. ALPRs not only improve patrol response and investigations; they also serve as a valuable deterrent and help with overall crime reduction efforts.

With recent advances in technology, ALPRs are quickly becoming very common tools for law enforcement throughout the country and now, more specifically, Orange County. These systems have been deployed in multiple cities in Orange County and have been successfully used to detect, solve, prevent, and deter criminal activity. ALPRs are now commonly used by law enforcement agencies to complement crime prevention strategies, to effectively allocate and

deploy personnel, and to enhance public safety. ALPRs are extremely versatile and can be used in strategic locations throughout the city. They can be used to focus on crime trends to help provide the best possible public safety service to the community, while being fiscally responsible.

Budgetary challenges require creative and innovative solutions, including the leveraging of technology to the best of our ability. ALPRs fill a critical gap at an affordable price. During the last biennial budget cycle, a project was approved by the City Council to conduct a feasibility study regarding the installation of fixed ALPRs throughout the city in strategic locations based on analysis of evolving crime trends. The program was intended to evaluate the benefits of this crime fighting technology. While this program was not implemented due to shifting priorities related to the COVID-19 pandemic, ALPR technology has continued to improve and has become significantly more affordable. Multiple cities in Orange County are now using ALPRs to successfully solve crimes. This technology has proven to be reliable as, both, an investigative tool and as a deterrent.

There are multiple vendors that provide ALPRs and associated services. I would highly recommend your Security Committee review a variety of vendors to identify an appropriate ALPR system that would best suit your community's needs. While I cannot recommend one vendor over another, I can inform you that the City of Laguna Hills recently conducted a competitive bid process to identify a contract vendor for City purchased ALPRs. The vendor that was selected as the most qualified was Flock Safety. This vendor is also utilized by multiple cities in Orange and Los Angeles Counties. A variety of information, including system capabilities and success stories is available online.

Overall, I highly recommend the use of ALPRs throughout our community. Thank you for your commitment to public safety in our community.

Captain Matthew Stiverson  
Chief of Police Services | City of Laguna Hills  
Orange County Sheriff's Department



## VEHICLE AND LICENSE PLATE RECOGNITION CAMERA DATA MANAGEMENT POLICY

*Note – This Draft Policy is submitted for homeowners to have awareness of what data is anticipated to be collected from entry cameras and how such information will be retained and/or disseminated. The policy may need to be revised from time to time as the system is implemented, reporting changes or new legislation adopted.*

Pursuant to the authority granted the Association by the virtue of the Nellie Gail Ranch Owners Association Declaration of Restrictions ("CC&Rs"), the Board of Directors is adopting the following Vehicle and License Plate Recognition Camera Data Management Policy for the handling of video footage, still photos, data captured by the cameras and associated reporting:

1. Nellie Gail Ranch Owners Association has partnered with Flock Safety, a national neighborhood security provider, to deploy a camera system at community entry and exit locations. The system has the capability to identify vehicle make and model and read license plates. The system may also capture images through motion activation of pedestrians, wildlife, etc.
2. Footage from Flock Safety cameras will not be actively monitored in real time.
3. Flock Safety, law enforcement personnel, Management and designated agents may review footage from the Flock Safety camera(s) if there is complaint of potential illegal activity in the neighborhood.
4. Footage from Flock Safety cameras will be stored in the cloud (Amazon Web Services) for a rolling period of 30 days. In the event of felony activity, footage may be downloaded for extended storage.
5. While the camera system will identify license plate information, Management and designated agents will not be able to obtain owner information from license plates. Law enforcement will be the responsible party for utilizing the license plate recognition information to identify registered vehicle owners.
6. Consistent with Civil Code §5215, homeowners will not be provided with copies of footage, photos or reports as such data will be treated as private and confidential Association records not subject to Member inspection. However, in event of subpoena or matters of litigation, such information may need to be turned over to comply with legal requirements.
7. The existence of Flock Safety cameras should NOT be relied upon by any individual for safety or security. Individuals are encouraged to take their own precautions to ensure the safety of their property.
8. Nellie Gail Ranch Owners Association and Flock Safety are NOT law enforcement agencies and are NOT in a position to undertake law enforcement investigation activities. Any illegal activity should be reported to law enforcement immediately for investigation.
9. The cameras are NOT designed for or capable of being used for speed or red light infractions.
10. Captured footage and/or information will ONLY be used for the authorized purpose of promoting safety and security and shall in no instance be sold, shared or transferred for any other purpose.
11. All non-law enforcement operators including Management or designated agents must maintain a record of their system access which shall include:
  - The username / person and organization
  - Date and time
  - The purpose for accessing the system
  - The vehicle make, model, license plate or other data elements used to query the system



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

SAVING MONEY AND RESOURCES TODAY



## John Deere Tractor (and Operator) Spotlight

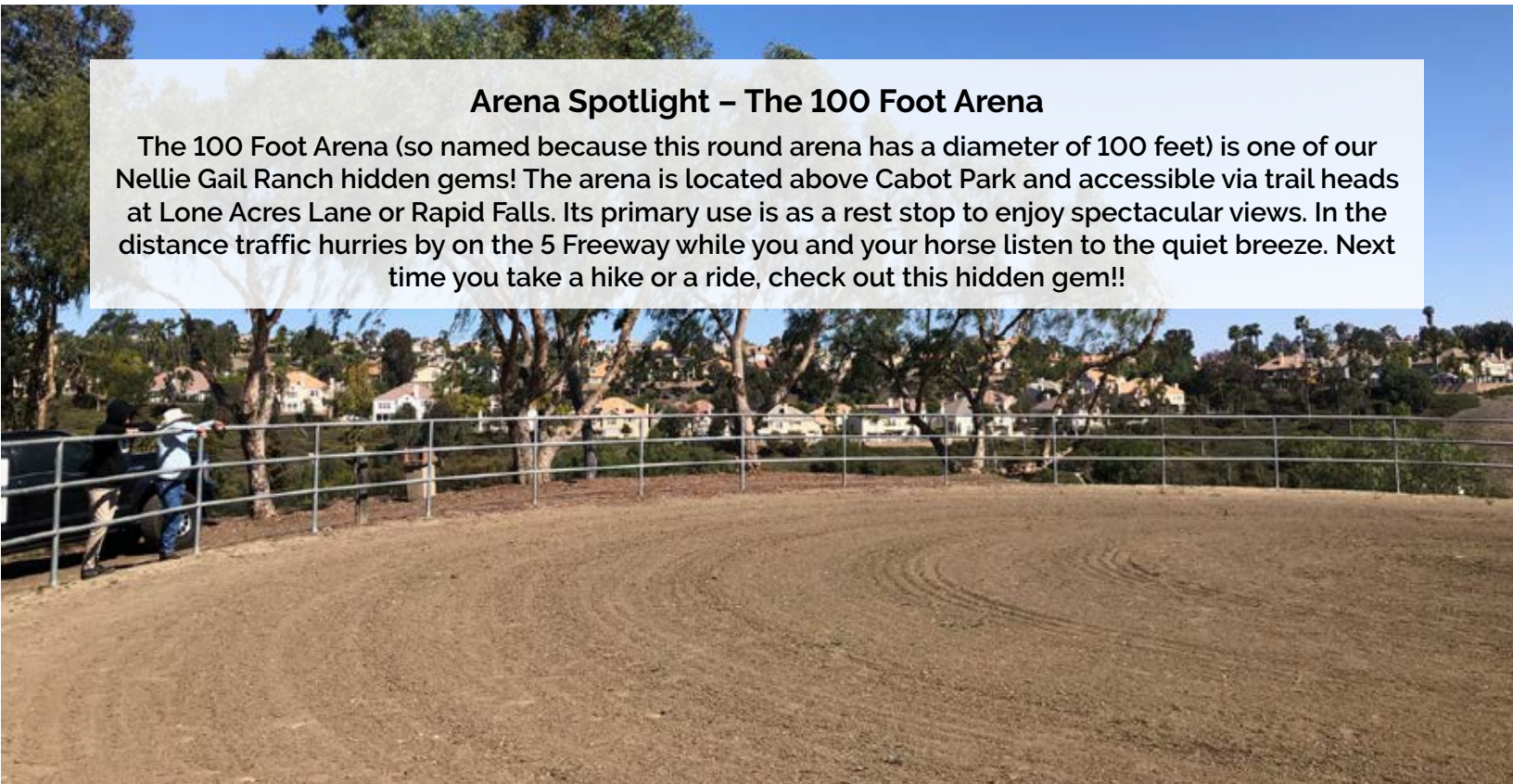
We thought it would be fun this month to highlight on our Pony Express cover one of our most important and sizable pieces of equipment, our John Deere Tractor. This tractor is 10,936 pounds of pure power with a lift capacity of 5,612 pounds and is indispensable to our operations. The tractor was purchased in April 2013 and paid for through the Equestrian Center boarding fees with no homeowner assessment contribution allocated. We use the tractor to drag and maintain the three Equestrian Center Arenas, replace sand footing in the round pens and Euro-Walker, haul debris to the dumpsters and move horse trailers from storage spaces to be hooked up for use.

Nellie Gail Ranch homeowners also receive a valuable benefit as the tractor is used to drag the Dapple Grey, Cabot, and Moulton association arenas.

As important as the tractor is to our operations, the man driving it is of even greater value. Pictured on the cover is Equestrian Center Operations Supervisor Manuel Ruelas, who celebrated his 29th year with Nellie Gail Ranch in April. Manuel has driven most of the 5,500 hours the tractor has operated these past eight years. Manuel epitomizes the values of the equestrian heritage that Nellie Gail Ranch is founded on; hard work, dedication, and pride in a job well done. Next time you see Manuel driving up Nellie Gail Road to one of the arenas, give him a wave hello!

## Arena Spotlight – The 100 Foot Arena

The 100 Foot Arena (so named because this round arena has a diameter of 100 feet) is one of our Nellie Gail Ranch hidden gems! The arena is located above Cabot Park and accessible via trail heads at Lone Acres Lane or Rapid Falls. Its primary use is as a rest stop to enjoy spectacular views. In the distance traffic hurries by on the 5 Freeway while you and your horse listen to the quiet breeze. Next time you take a hike or a ride, check out this hidden gem!!



# Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on April 13, 2021.

**The Next Deadline for ARC Submittal is May 25, 2021.**

ADDRESS	PROJECT	RESULTS
27592 Deputy	Painting	Approved
27592 Deputy	Perimeter Wall	Denied
24912 Buckskin	Resubmittal Paint/Shed	Approved
25391 Derbyhill	Roof/Painting	Approved with Conditions
26972 Highwood	Addition to House	Approved with Conditions
25661 Rapid Falls	Resubmittal Paint	Approved
27182 Westridge	Painting	Approved with Conditions
26152 Hitching Rail	Artificial Turf	Approved
27192 Sundowner	Solar	Approved with Conditions
25511 Rapid Falls	Garage Door/Driveway	Denied
25881 Hitching Rail	Resubmittal Pool	Approved
27481 Hidden Trail	Backyard Remodel	Approved
26262 Glen Canyon	Courtyards	Approved with Conditions
27281 Hidden Trail	Resubmittal House Remodel	Approved
26191 Bridlewood	Cabana/Fence	Approved with Conditions
26192 Red Corral	Painting	Approved
25446 Nellie Gail	Sport Court/Landscape/Hardscape	Approved with Conditions
25246 Stageline	Fence	Approved
25246 Rockridge	Artificial turf	Approved
26871 Highwood	ADU/Landscape/Hardscape/Structures	Denied
25241 Buckskin	Roof	Approved
25675 Dillon	Addition to House & doors	Approved with Conditions
27752 Hidden Trail	Gate	Approved

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.



ADDRESS	PROJECT	RESULTS
26171 Hitching Rail	Resubmittal Painting	Approved
26192 Flintlock	Landscape	Denied
25672 Nellie Gail	Pool	Denied
27712 Pinestrap	Painting	Approved
26502 Silver Saddle	Garage Door	Approved
25751 Bucklestone	Solar	Approved with Conditions
26501 Dapple Grey	Painting/Garage	Approved
24951 Mustang	Resubmittal Addition to House	Approved with Conditions
26155 Flintlock	Resubmittal Chicken Coop	Denied
24772 Red Lodge	Resubmittal Solar	Approved with Conditions
27796 Hidden Trail	Pool Equipment Roof	Approved with Conditions

NELLIE GAIL RANCH OWNERS ASSOCIATION  
LITIGATION DISCLOSURE APRIL 22, 2021

*Reames v. Nellie Gail Ranch Owners Association, et. al.*  
Orange County Superior Court Case No. 30-2015-00818730

The action filed by Charles and Deborah Reames in 2015 in the Orange County Superior Court against the Nellie Gail Ranch Owners Association regarding the evaluation and approval process with respect to plans for an addition to the neighboring property owner's house adjacent to the Reames' property has been amicably resolved by the parties and the action has been dismissed. Insurance Carrier for the Association paid a settlement consideration to Mr. and Mrs. Reames.

# Board of Directors Meeting

## NELLIE GAIL RANCH OWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING OPEN SESSION

#### VIA ZOOM CONFERENCE CALL

**TUESDAY, MARCH 16, 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**

Mark Fisk  
Loree Blough  
John Park  
Joyce Taylor

#### **DIRECTORS ABSENT**

Alex Presley

#### **MANAGEMENT**

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

#### **II. HOMEOWNER FORUM**

Eight (8) Homeowners attended the Open Homeowner Forum via the ZOOM link.

#### **III. CONSIDERATION OF HOMEOWNER APPEAL TO REQUEST APPROVAL OF THE NOTICE OF COMPLETION AND RETURN OF DEPOSIT**

**Motion:** Fisk

**Second:** Taylor

**Resolution:** To deny the homeowner appeal. The board finds the ARC properly followed its review guidelines. The "as built" plans are not approvable, and the construction is not in compliance with the approved plans. The homeowner is required to implement the plans originally approved for the front and rear projects.

The motion carried unanimously.

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

The regularly scheduled Executive Session meeting was held on February 16, 2021 via Zoom Conference Call. Actions taken included:

- Approval of the January 19, 2021 Executive Session Meeting Minutes as submitted.
- Reviewed status of litigation in preparation for pre-trial mediation.
- Reviewed and approved action related to enforcement matters related to construction inconsistent with approved plans.
- Approved retaining a surveyor to evaluate easement boundaries behind two lots.
- Reviewed draft agreement with Evolution Swim Academy and approved April 1, 2021 renewal conditions.
- Approved lease of former Barn D storage room for Dressage Trainer Katy Mouzis to use as an office.
- Approval of agreement with Litz Construction for Equestrian Clubhouse kitchen framing.
- Direction to Management to obtain proposals for clubhouse fire sprinkler design to consider retrofitting the building for fire safety.
- Approval of contract with The Ballot Box to mail election ballots and serve as Inspector of Election for the June Annual Meeting of the Members and Election of Directors.
- Approval of renewal of landscape services agreement with Sunset Landscape.
- Ratify approval of purchase of kitchen cabinets from Home Depot for the Equestrian Center Clubhouse.
- Reviewed delinquency reports and approved write-off of interest following collection of past owner judgment balance.

A pre-trial mediation was conducted March 3, 2021 for the Reames vs. Nellie Gail Ranch litigation.



## V. CONSENT CALENDAR

**Motion:** Park

**Second:** Fisk

**Resolution:** To approve Consent Calendar resolutions for agenda items V-A through V-H.

**The motion carried unanimously.**

### A. CONSIDERATION OF APPROVAL OF JANUARY 19, 2021 OPEN SESSION MINUTES

**Resolution:** To approve the Open Session Minutes dated January 19, 2021 as presented

### B. CONSIDERATION OF APPROVAL OF FEBRUARY 16, 2021 OPEN SESSION MINUTES

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

### C. CONSIDERATION OF APPROVAL OF THE JANUARY 30, 2021 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,296,914 in reserve funds, \$1,955,294 in operating funds, \$8,400 in Petty Cash, and \$528,982 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,789,589.

Year to date Assessment Revenue totals \$1,378,311 compared to the budgeted \$1,325,394.

Year to date Total Consolidated Revenue is \$1,935,171 compared to the budgeted \$1,873,092.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$115,860 compared to the budgeted increase of \$393,751. Consolidated Net Income year to date prior to adjustments for depreciation is \$533,459 compared to the budgeted of \$362,223. Year to date reserve funding is \$233,182 compared to a budget of \$229,800. The variance is reserve interest income.

### D. REPORT ON MEMBER DELINQUENCIES

- There are no past owner delinquencies.
- Twenty-three (23) current owner past due delinquencies total \$41,910 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on nine (9) homeowner accounts to collect on judgments and/or past due assessment balances.

- Total accumulated outstanding assessments total 1.6% of the annual assessment budget.

### E. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBER

**Resolution:** To approve appointment of Jim Berens, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Member of the Equestrian Committee through January 31, 2022.

### F. CONSIDERATION OF REPLACEMENT OF LOWER ARENA FOOTING

**Resolution:** To approve replacement of the Lower Arena sand footing at a cost not to exceed \$8,500 for new sand and disposal of old.

### G. CONSIDERATION OF APPROVAL TO REALLOCATE A BUDGET LINE ITEM

**Resolution:** To eliminate the \$1,027 monthly Operating Contingency transfer from Association GL 19132T to Tennis GL NT14305 retroactive to February 2021. The budget amount of \$1,027 per month will be reallocated to the Association Operating Contingency GL 19132.

### H. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE ORANGE COUNTY PROFESSIONAL FIREFIGHTERS ASSOCIATION SEVENTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME

**Resolution:** To approve placement of an Ad in the game program for the Seventh Annual Orange County Professional Firefighters Association First Responders Cup Softball Game at a cost of \$650.

**End of Consent Calendar**

## VI. OLD BUSINESS

None

## VII. NEW BUSINESS

### A. CONSIDERATION OF TRAILS & SAFETY COMMITTEE INPUT REGARDING EQUESTRIAN EASEMENT PLANTING

**Motion:** Blough

**Second:** Park

**Resolution:** To adopt a Board sub-committee (Mark Fisk and Alex Presley) to work with the Trails & Safety Committee to decide if the matter of planting on the easement will be forwarded for

further reviewed by the Landscape Committee and Architectural Review Committee.

**The motion carried unanimously.**

**B. CONSIDERATION OF APPROVAL OF JUNE 2021 BALLOT MEASURE FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE 24-HOUR MOBILE PATROL SERVICES**

**Motion:** Blough

**Second:** Fisk

**Resolution:** To approve a ballot measure to be voted on by the membership June 2, 2021 confirming a preference to continue the 24-Hour Mobile Patrol Service, to approve an alternative 12-Hour option, or to vote to discontinue the Mobile Patrol Service.

**The motion carried unanimously.**

**C. CONSIDERATION OF RECOMMENDATION FROM THE SECURITY COMMITTEE TO ENTER INTO AN AGREEMENT FOR VEHICLE AND LICENSE PLATE RECOGNITION CAMERAS AT ENTRIES**

The Security Committee recommends approval of cameras at all Nellie Gail Ranch entries and continuation of 24-Hour Mobile Patrol Security. Due to the proposed expense of the new service, and impact on the budget, the Board determined the decision would be submitted to the membership as a special ballot measure in conjunction with the Mobile Patrol options.

**Motion:** Blough

**Second:** Fisk

**Resolution:** To approve submitting the matter of; Should Nellie Gail Ranch contract for vehicle and license plate recognition cameras at Nellie Gail Ranch entries?, as an additional Special Ballot Measure at the June 2, 2021 Annual Meeting for a "Yes" or "No" vote.

**The motion carried unanimously.**

**D. CONSIDERATION OF APPROVAL OF TENNIS AND SWIM CENTER HOURS AND FACILITY USE GUIDELINES**

**Motion:** Fisk

**Second:** Park

**Resolution:** To approve returning Tennis and Swim Center operational hours to 6:00 a.m. - 10:00 p.m. Monday through Friday and 6:00 a.m. to dusk Saturday and Sunday;

and

**Motion:** Park

**Second:** Taylor

**Resolution:** To allow use of the Tennis and Swim Center restroom showers and Spa subject to appropriate physical distancing and other county and state guidance.

and

To table a decision to open the Clubhouse interior to Member use subject to appropriate physical distancing and other county and state guidance.

**The motion carried unanimously.**

**E. CONSIDERATION OF APPROVAL OF SUMMER CONCERT SERIES SCHEDULE**

**Motion:** Blough

**Second:** Taylor

**Resolution:** To approve a summer concert series schedule, subject to appropriate county and state guidance, with six concerts beginning Friday, July 16, 2021 and concluding Friday, September 24, 2021.

**The motion carried unanimously.**

**F. CONSIDERATION OF POOL USE HOURS BY SWIM PROGRAMMING SERVICE PROVIDER**

**Motion:** Taylor

**Second:** Park

**Resolution:** To approve pool use hours and summer camp use of Hidden Trail Park consistent with last year's agreement to be incorporated into the Evolution Swim Academy renewal agreement.

**The motion carried unanimously.**

**G. CONSIDERATION OF APPROVAL OF REVISED PLANS FOR KITCHEN RESUBMITTAL TO COUNTY FOR PERMITTING**

**Motion:** Park

**Second:** Taylor

**Resolution:** To approve the revisions to the kitchen / bar floor layout plan and plan check responses and approve for resubmittal to the County.

**The motion carried unanimously.**

**H. CONSIDERATION OF APPROVAL OF THREE (3) PLANTING AREAS**



**Motion:** Fisk

**Second:** Park

**Resolution:** To approve a recommendation from the Landscape Committee to approve proposals in the amount of \$9,653.50 from Sunset Landscape to plant throughout the community.

**The motion carried unanimously.**

# **I. CONSIDERATION OF WORKERS' COMPENSATION INSURANCE RENEWAL FOR APRIL 1, 2021 THROUGH APRIL 1, 2022**

**Motion:** Park

**Second:** Taylor

**Resolution:** To approve renewal of the Workers' Compensation Insurance Policy through State Compensation Insurance Fund via broker Unique Risk. Funds are to be paid from Association G/L N17203 Workman's Comp, Equestrian Center G/L NE17203 Workman's Comp, Swim Center NS 17203 Workman's Comp and Tennis Center NT17203 Workman's Comp.

**The motion carried unanimously.**

## **VIII. REPORTS**

The following reports were received and filed by the Board: Architectural Review, Communications, Community Events, Emergency Preparedness, Landscape – Sunset, Security Committee, Swim Center, Tennis/Pickleball Center, and Trails/Common Area, Traffic Commission Report - City of Laguna Hills, March 17, 2021, and Radar Trailer Calendar.

## **IX. CORRESPONDENCE**

Correspondence was received and filed.


## **X. NEXT MEETING**

The next Open Session Board of Directors meeting will be held on Tuesday, April 20, 2021 at 7:30 p.m.

## **XI. ADJOURNMENT**


The meeting was adjourned at 9:10 p.m.

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# SUMMER

## *concert series*

### 2021



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\*Pending State COVID-19 Orders

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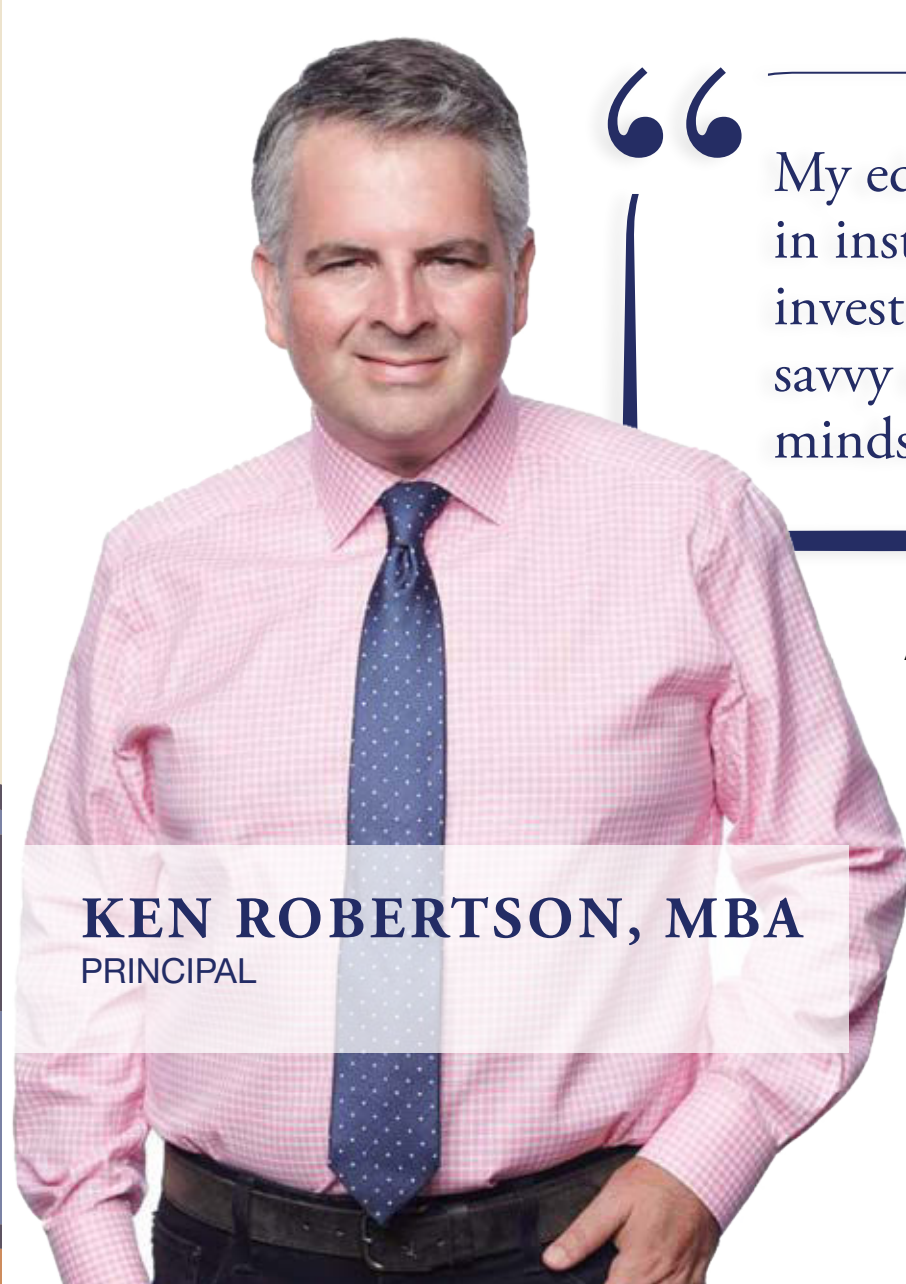
7/16 Stone Soul • 7/30 Hot August Nights

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

9/10 Mark Wood and the Parrot Head Band • 9/24 Surf City All-Stars

**[WWW.NELLIEGAILRANCH.ORG](http://WWW.NELLIEGAILRANCH.ORG)**





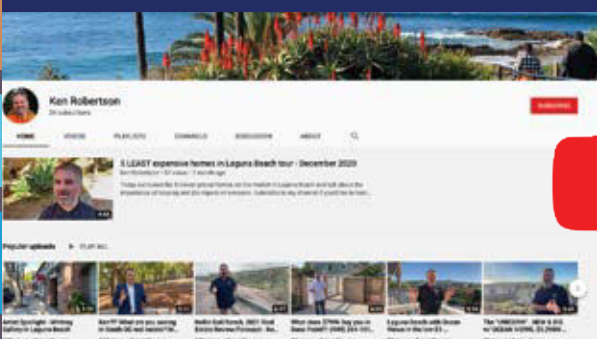
**KEN ROBERTSON, MBA**  
PRINCIPAL

“My education and background in institutional Real Estate investments, allows me to offer savvy strategies and an advisor’s mindset.”

As a long-time Nellie Gail Ranch homeowner, my experience and knowledge of our community, is a big value-add for my clients.

## KEY SERVICES

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- HOME PURCHASES



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# Equestrian Center News

That's a wrap! The Diamond Jubilee All Breed Horse Show is now complete with Margriet fan North Ster winning all classes and three Championships.

The Del Mar Fairgrounds welcomed the return of the storied show April 8th through the 11th after being canceled last year due to the pandemic.

Several rider and breed combinations attended the Diamond Jubilee. During four days of competition, Angie Waian, Alex Gibson, and Margriet fan North Ster competed against Saddlebreds, Morgans, and Andalusians, winning their perspective classes and coming home with three Championships.

Angie and Margriet have been working hard for the last 18 months under the direction of Alex Gibson, riding, driving, and working in hand in preparation for the Friesian Breed Shows.

They are so thankful for the support of the Nellie Gail Ranch community, friends, and family.

Next on the agenda for this trio is the Santa Barbara National Horse Show in July.







**NELLIE GAIL RANCH**  
TENNIS CLUB

# 27<sup>th</sup> 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

Non-Members \$180

## Challengers

Ages 9–13      10:30am–3:00pm

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# Swim Center News



## Nellie Gail Ranch is Where it All Starts

Nellie Gail Ranch is an amazing community that offers its residents so much. From trails to tennis courts to amazing equestrian parks, our families can take advantage of so much without leaving this glorious community. This is such an advantage for our kids as well. While many of our kids will use our parks, pool, courts, and trails as a starting point to what may end up being a lovefest, Nellie Gail Ranch is honestly where dreams are made and where the process begins.

Did you know that Nellie Gail Ranch was where a swimming Olympic gold medalist was made? This is also home to many tennis athletes that have gone on to do really big things in the sport. In equestrian, many of our current and future champions have come from our equestrian center. This is not necessarily where the journey ends, but it is, in a lot of cases, where it begins. Since swimming is my thing, I am going to speak to the process when it comes to swimming and how Nellie Gail Ranch plays such a huge part in the current and future success for many of the young people that live in this community.

The Nellie Gail Ranch community offers young people swim lessons starting at the age of 2. Once a child turns 2, he/she may participate in small group or private swim lessons at Nellie Gail Ranch. For some families, doing it seasonally will

satisfy the need for swim safety, while for others, doing it on a year-round basis is more to their liking. Since the Nellie Gail Ranch community only offers seasonal swim lessons, many families will continue with swim safety classes at an indoor, year-round facility, like Evolution Swim Academy in Mission Viejo. Swim lessons are truly the starting point of a swim journey, and what happens after a child has been deemed a safer swimmer is up to each individual family.







community is that all of the programming that I just mentioned can be done here, where it all begins.

To recap, Nellie Gail Ranch families can participate in swim safety lessons, stroke technique lessons, precompetitive swim team, seasonal swim team, and year-round swim team. All in the comforts of home. This is where the journey begins, and swimmers that want to go on and compete at higher levels will be invited to participate on our swim team at our Santa Margarita Catholic High School site, where swimmers prepare for high school swimming and beyond. In the near future, I will be announcing a new program that will be offered to young people in our community. A program that has never been offered before and based on the rising popularity of the sport, I believe it will be a program that is well received.

Have a great May & I'll see you soon.

Sincerely,

Felipe Delgado

Founder & Olympic Partner, Evolution Swim Academy & Gators Swim Club

Participating in swim safety lessons is an important educational milestone for many families. Learning the swim strokes is the next step in the process and comes just before a child can participate in a precompetitive swim team. Once a child learns safety, the four strokes, and participates on a precompetitive swim team, like the Evolution Swim Academy Intro to Gators program, he/she is ready for a seasonal swim team.

Nellie Gail Ranch is where the Gators Swim Club team hosts its swim practices. Although the Gators Swim Club is a year-round program, there are three seasonal programs within its year-round program. Young swimmers who know how to swim the major swim strokes may participate on the spring swim team (8-week program), the summer swim team (8-week program), or the Fall Swim Team (12-week program). These three seasonal programs are great for families that only want to swim a couple of times per week and who only want to do it seasonally.

Families can participate on the seasonal swim team, and when ready, kids can seamlessly join the year-round swim team. The beauty of our





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### 25476 RODEO

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### 10 ALTIMIRA

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### 14 ALTIMIRA

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\$1,270,000



### 412 ARENOSO

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### 15 SHARON

Currently Offered  
\$1,525,000



**NellieGailRanch.net**

#### Ben Tate

949.244.3748  
ben.tate@compass.com  
DRE 01871507

#### Sarah Tate

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DRE 01882269

#### Jerry LaMott

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jerry.lamott@compass.com  
DRE 00469045



# Team Darkhorse

By: Karen Robbins



Team Darkhorse wants to thank our community of supporters, donors, and bakers alike for enabling us, in spite of COVID, to show appreciation to our city's "adopted" Darkhorse Marines.

As one would expect, large gatherings bringing the community together with the Marines were canceled or curtailed in 2020, but we do have some recent photos and stories to share as well as bright lights ahead.

3<sup>rd</sup> Battalion, 5<sup>th</sup> Marines is an infantry unit, and as such, is one of the nation's and sometimes the world's "SOS" force. Their preparation for deployment, whether on land or on Expeditionary Units at sea, is necessarily rigorous, expansive, and exhausting. When the Marines return to their Barracks after weeks-long episodes of training Team Darkhorse welcomes them home. Photos of a recent "Pizza Night" and our "Baking Brigade's" desserts reveal the smiles that happen on both sides. Our community of donors and happy bakers make this possible.

## HOW YOUR RACE REGISTRATION AND PARTICIPATION HELPS

The city's pledge to donate \$3.00 per runner registration to our 501(C) 3 organization has been one of the reasons we have been able to fulfill our mission.

New this year, Team Darkhorse has a unique opportunity to provide a grant check to a new veteran support organization, PB Abbate, whose founder, Major Tom Schueman, was our 2019 Grand Marshal. Navy Cross Medalist Sgt. Matthew Abbate, for whom the Patrol Base is named, is one of the 25 fallen Darkhorse Marines. We have all heard of tragic suicides by young veterans of these wars. Social media has raised awareness of this through campaigns encouraging pushups. For that reason, here is a tangible way to do something for veterans at risk. Major Schueman's vision is described below. You can donate directly to our PBABBATE fund (write that on your check). In addition, because of the virtual nature of the race, runners do not have to be in the geographical area to run. We will be directing all virtual runners' registrations to our fund for PB ABBATE.

For more information, email [35Robbins@gmail.com](mailto:35Robbins@gmail.com) or visit our website at [TeamDarkhorse.Org](http://TeamDarkhorse.Org)



The Mission of PB Abbate is to honor the legacy of Sergeant Matthew Abbate by providing warriors space to recalibrate inside the wire and skills to thrive outside the wire. We offer free-of-cost retreats in Big Sky Country for eligible veterans, where they can reconnect with their warrior spirit, foster community through shared interests, and re-discover purpose in service to each other, their families, and their communities. Please visit <https://www.pbabbate.org/about> for more information on PB Abbate and to join our network or donate to our cause.

## MEMORIAL DAY IN LAGUNA HILLS, HONORING OUR FALLEN

The annual Laguna Hills Memorial Day Race, canceled in 2020, will return for 2021, albeit with restrictions due to COVID. This year's race will offer both 5K and 10K race options, both virtual and in-person, once again providing the opportunity for the athletes among us to direct their workout time toward a larger good. For more information or to register for the race, please visit [lagunahillshalfmarathon.com](http://lagunahillshalfmarathon.com). Tribute Banners of fallen Darkhorse Marines, which many of you witnessed and visited at Gallup Park last spring, will once again be displayed on city streets during the race.



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# Fire Prevention and Response

*By Dr. Kenneth S. Cheng*

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

According to the California Department of Forestry, Cal Fire, and local fire authorities, the southern-most portion of Nellie Gail Ranch (Hidden Trail, Rapid Falls, Dillon, Greenfield, and the nearby smaller streets) is "recommended," to be listed as a Fire Hazard Severity Zone"

(FHSZ), with a rating of "moderate" to "high" risk for wildfires. This is based on scientific modeling where experts geographically identify risk areas using factors such as vegetation type, terrain, fire history, and weather patterns. It should be noted that this area is "recommended" as an FHSZ as of September 2012, but the City of Laguna Hills has not yet officially adopted this recommendation. Therefore, fire-mitigating construction and vegetation management is not mandatory but only voluntary (but still highly recommended.) Taking the steps here and in other parts of Nellie Gail Ranch will limit fire-related losses to this community. Slope management, where slopes need to be cleared of tall brush prior to every fire season, does not fall under this voluntary recommendation; slopes in all areas still must be cleared pre-fire season. The specific location of the FHSZ for Laguna Hills can be found here:

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





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

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

### Structure Clearance

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

From 30-100 feet of a home or structure, this is the "Reduced Fuel Zone" where we should limit vegetation; keeping all grasses trimmed to no higher than 4 inches, have adequate horizontal spacing between trees and shrubs, and create adequate vertical spacing of at least 6 feet between the lowest tree branches and the ground, preventing a vertical "fire ladder." The horizontal spacing between shrubs and trees is dependent upon the slope upon which they are planted; the steeper the slope, the greater the distance between plants. Information from the Orange County Fire Authority on Defensible Space can be found here:

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

### Yard Clearance

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

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

### Vegetation Management

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

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

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

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

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

When one can follow these recommendations, it will provide the firefighters the greatest chance of saving one's home during a wildfire. Comprehensive guidelines on proper plants, proper spacing, and proper pruning of vegetation can be found here:

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

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

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

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

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

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

- car keys
- home and auto insurance information
- home inventory of belongings
- health insurance information
- prescription medications
- clothing

All of these items should already be in your

grab-and-go bag (see the October 2020 Pony Express article on "Your Work and Car Earthquake Kit"). Documents can also be placed on a cloud-based digital file. Sentimental items usually involve photo albums or family heirlooms. Again, pre-planning by placing all photo albums in a single box or crate that can be grabbed quickly and easily is the best way to prepare for evacuation. Better yet is to have the pictures already digitally reproduced and stored in a digital cloud file. The collecting of items of value must be balanced by the practicality of carrying and transporting potentially large items. One possibility is to have "valuable items" list divided into easily grabbed and carried (jewelry, etc.), larger items that may be grabbed if time, space, and energy permits.

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







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# The Great Gate Debate

*By Brian Mitchell, General Manager*



*This article is being republished from the July 2017 issue of The Pony Express*

From the inception of Nellie Gail Ranch and the first homes sold in 1977 there has been one significant issue that has rebounded for consideration over the years; the debate over whether or not to gate the community. Significant consideration has been given to that possibility over the years; specifically 1981-1982, 1985-1986, 1988, 1995 and 2003-2005. Periodically the suggestion will be made at a Board Meeting or posted on various websites and blogs. This article is provided to share some of the history of past investigations, surveys, votes, and communications with the City of Laguna Hills. For those of you who have been on all or a part of this 36-year journey 1981 through 2017, this may bring back some interesting memories.

In 1981 the Association created a "Guarded Gate Committee," which studied gating eight entries in the neighborhood with the possibility of another two in the future. The Committee considered constructing guardhouses at three of the entries, gating all entries, installing card reader systems, telephone systems, closed circuit TV monitoring of unmanned gates, and privatization

of the streets, roads, streetlights, drainage structures and other publicly owned property in the community. The Committee believed the scope of work could have been accomplished with a dues increase of approximately \$37.00 per month. As the dues at the time were \$31.25, this would have represented an increase of approximately 118%. The issues were submitted to the membership for a vote. On April 13, 1982, a total of 548 votes were cast, of which 316 were cast "against the gate." The issue failed.

In 1985 a "Gated Entry Committee" was chartered which had fifteen members appointed to serve on it. Four of those Committee Members still live in Nellie Gail Ranch. The Committee was tasked with researching the following areas:

- Feasibility, type, and location of gates.
- Method of communication between gates and individual homeowners.
- Whether gating would require Nellie Gail Ranch to have private streets and what the financial and legal implications of that would be.
- Costs of construction and maintenance.

- Impact on homeowners' dues.
- Impact, if any, on real property taxes and homeowners' association liability.
- Compensation, benefits, and liability insurance for gate personnel.
- Other alternatives to eliminate or minimize the impact of the Moulton Ranch subdivision development on Nellie Gail Ranch.
- This Committee performed extensive research and issued a report in the Fall of 1986 to the Board of Directors. The report findings recommended in part:
- No action should be taken by the Board unless petitioned by at least 50% of the members.
- Create a file for homeowner use with all backup data. Include copies of previous "campaign" materials for those considering similar action in the future.
- Costs should be approved by 50% of all members via a vote.
- If "yes" then may require 75% vote for approval of CC&R changes.
- If "yes" then establish budgets, hire lawyers, architects, administrators, contractors, and security services.
- If "yes" then create the Rules Committee
- In January 1988, the matter was requested by the Members to be brought forth to a vote of the membership. The subsequent ballot carried two issues:

- Issue One – The Board of Directors of Nellie Gail Ranch Association should allocate funds to develop a professional feasibility and cost analysis and proceed with the Gated Entrance Study Project – Yes or No.
- Issue Two – I would be willing to incur the (estimated) additional \$128 to \$150 increase in monthly assessments to provide gated entrances to the Nellie Gail Ranch Planned Unit Development – Yes or No.

There were a total of 672 responses of which 444 voted against the two issues.

In 1995 the issue of gating the community was again re-visited by the Board of Directors at the request of a number of concerned homeowners. This time three options for manned and unmanned gates and funding options were proposed via a survey. The survey generated a response of 970 homeowners of which 622 were opposed to the gating.

The issue was brought up for discussion again in 1998 and then in July 2003, with another committee formed to revisit past findings and consider new technologies. Again, the Committee Members put in countless hours and provided recommendations resulting in 2005 with an "Official Gating and Patrol Service Survey" that was distributed to the homeowners. The survey generated a response of 620 homeowners of which 421 voted "NO, I am opposed to moving towards a gating ballot and the associated costs to produce the ballot."





The City of Laguna Hills was founded March 5, 1981, at which time they became responsible for the Nellie Gail Ranch public streets. Every legal opinion we are aware of that Nellie Gail Ranch has received has advised that gating cannot be accomplished without the City's agreement to vacate the streets. We reached out to the City to request their current position on the matter. We were directed to two lawsuits related to two Cities that were sued, and who lost, for vacating public streets. One of the Cities was Laguna Niguel who was found to have vacated streets improperly resulting in voiding the vacating. We were also advised; "There are several legal impediments to proceeding to 1) Abandon and vacate the streets to make them private and/or 2) to gate an otherwise public street. Here is an excerpt of the legal research:"

Vehicle Code § 21101.6. Notwithstanding Section 21101, local authorities may not place gates or other selective devices on any street which deny or restrict the access of certain members of the public to the street, while permitting others unrestricted access to the street. This section is not intended to make a change in the existing law but is intended to codify the decision of the Court of Appeal in *City of Lafayette v. County of Contra Costa* (91 Cal.App.3d 749).

Vehicle Code § 21465. No person shall place, maintain, or display upon, or in view of, any highway any unofficial sign, signal, device, or marking, or any sign, signal, device, or marking which purports to be or is an imitation of, or resembles, an official traffic control device or which attempts to direct the movement of traffic or which hides from view any official traffic control device.

Streets & Highways Code § 8333. The legislative body of a local agency may summarily vacate a public service easement in any of the following cases: (a) The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. (b) The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date. (c) The easement has been superseded by relocation

or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

In conclusion, our intent in presenting this information is not to prove that gating of Nellie Gail Ranch is impossible. The intent is to provide background that reflects the extensive hurdles that would have to be overcome to move it forward. A significant number of individuals served on the various Committees and the Board of Directors over the years. The effort they put into their volunteer service is reflected in the volume and quality of the information they compiled. Knowing that a number of you are still in the community, you should be collectively commended for the effort.





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## Projects In Process and Projects Pending

The Equestrian Center Clubhouse is receiving its long-needed makeover. Demo and kitchen cabinet installation was completed in early April. Floor tile install commenced in late April. Work is scheduled to be completed by May 15th, just in time for a scheduled wine tasting event.

We are also moving forward with plans for the installation of an Association Recreation Center building fire sprinkler system funded from this year's capital project budget. We anticipate plan approval in late May and installation to commence late June or July over a four-week time frame. We will take advantage of the building downtime to also address the four Recreation Center building restrooms for a renovation funded by reserves saved for that purpose. These projects will benefit Association Members by protecting a significant community asset and, after completion, will open up opportunities for Members increased use and enjoyment of the Recreation Center Clubhouse and amenities.



## Stinging and Burning Nettle Weed Control

Ongoing control of weeds will be occurring through Spring on the trails. Consistent with our practice since June 2018, we use organic products to treat weeds, such as Avenger Weed Killer, a natural citrus oil-based organic herbicide.

Stinging and Burning Nettle is one of the prevalent weeds being battled at this time by our trail crews. Horses and dogs don't usually eat stinging nettle; however, if they brush up against it while walking or lie down or roll on the plant, glassy hairs from the plant's leaves and stems cause a skin reaction and an intensely painful stinging sensation that may last 24 hours or more. The standard practice for our trail crews is to weed whip the taller nettles to reduce the height of the plant and spot spray the base of the weeds and adjacent remaining weeds to limit regrowth.

Equines and pets using trails should not be permitted to eat the stinging nettle or grasses, or weeds in close proximity to them. Enjoy your time on the trail and the beautiful weather.



### Kindness Rock Garden

Thank you to our Kindness Rock Garden artist participants! We have received a number of rocks painted with inspirational messages, kind thoughts and lovely artwork. We have placed them in planters at the front of our clubhouse entry. As you visit please look and enjoy and appreciate the love and kindness our artists put into them.

And for those of you who picked up kits but have not turned in your rocks yet, please bring them by so we can keep adding to the collection throughout our Clubhouse entry. There is no deadline or expiration for kind thoughts and expressions!!





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

### Tennis and Swim Rates\*

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

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

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

### TENNIS CLUB HOURS

#### Tennis Courts

Monday-Friday  
6 am - 10 pm

Saturday-Sunday  
6 am - dusk

#### Swimming Pool Hours

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

Saturday - Sunday  
6:00 am - Dusk

\*Tennis Membership include  
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# Business Directory

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\* NELLIE GAIL RANCH RESIDENT-OWNED BUSINESS

### HOME and GARDEN

#### \* MUDD INDUSTRIES, INC

Landscape Architecture and Construction

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

(Back Cover for advertisement)

#### OUT OF THE GUTTER

Gutter Installation, Cleaning and Repair

(714) 661-4242

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

(See page 32 for advertisement)

#### QUEZADA PRO LANDSCAPE

Landscape, Hardscape, Tree Service

(949) 439-2251

[quezadapro@aol.com](mailto:quezadapro@aol.com)

(See page 43 for advertisement)

#### \* PACIFIC CREST ROOFING, INC.

Re-Tile, Re-Roofs, Repairs

(949) 916-5393

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

(See page 32 for advertisement)

#### ELECTRIC MEDICS

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

(See page 40 for advertisement)

#### STUDIO 6 ARCHITECTS

Architecture and Planning

(949) 388-5300

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

(See page 3 for advertisement)

#### FINISHING TOUCH

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(949) 770-1797

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

(See page 36 for advertisement)

### REAL ESTATE

#### BRAD FELDMAN

Teles Properties

(949) 678-5198

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

(See page 50 for advertisement)

#### TATE | LAMOTT | GROUP

Compass

(949) 472-9191

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

(See page 25 and 26 for advertisement)

#### \* MARTY SAMUEL REALTY ONE GROUP WEST

(949) 643-1321

[marty@martysamuel.com](mailto:marty@martysamuel.com)

(See page 38 for advertisement)

#### RON MADDUX

Maddux Realty Group

(949) 433-2157

[ron@isellsoc.com](mailto:ron@isellsoc.com)

(See page 1 for advertisement)

#### \* KEN ROBERTSON, MBA BROKER ASSOCIATE

Coldwell Banker Realty

(949) 354-1510

[ken.robertson@cbrealty.com](mailto:ken.robertson@cbrealty.com)

(See page 20 for advertisement)

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## RECREATION and SPORTS

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Nellie Gail Swim Lessons and Swim Team  
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[www.evolutionswim.com](http://www.evolutionswim.com)

(See page 46 for advertisement)

### CRUISE PLANNERS

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Caroline Swift - Travel Advisor (949) 573-5373  
[caroline.swift@cruiseplanners.com](mailto:caroline.swift@cruiseplanners.com)  
[www.sweetcarolinetravel.com](http://www.sweetcarolinetravel.com)  
(See page 28 for advertisement)

### HAYDEN SHOW JUMPING LESSONS AND CAMP

(949) 448-0823  
[www.mickeyhayden.com](http://www.mickeyhayden.com)  
(See page 18 for advertisement)

## STRETCH SMART

Infrared Therapy  
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(See page 18 for advertisement)

## PRODUCTS and SERVICES

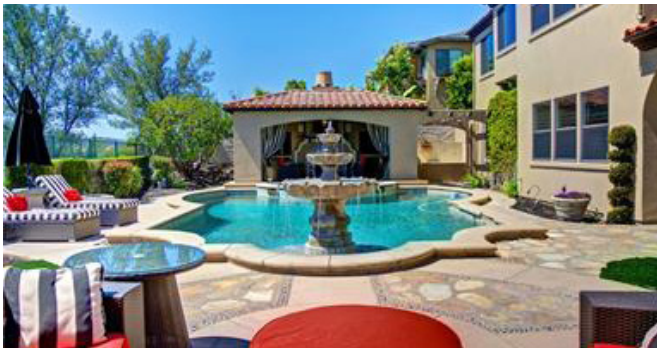
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**Marty Samuel**  
**(949) 643-1321**



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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**Javier Quezada** 949.439.2251  
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**CARE:** Whether your horse just needs to run in the arena, needs a bath, needs their supplements or needs to be ridden, you can ask Emily to do it for you! Emily will go to your backyard to care for your horse! Emily owns 3 horses and is experienced in handling horses!

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

## BABYSITTER

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

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

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

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

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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.

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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

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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



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### **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

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### **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

## LOOKING FOR LIVING ACCOMMODATIONS

Hello, my name is Jona Finn, I am a 56 yr. old female, very fit. I am looking for living accommodations in exchange for my many experiences in homes and/or businesses, also, at least for a while, in addition to 40 hours a week trade work, I could pay \$200.00 a month. Also, I will provide for all of my food and expenses. I have a housecleaning service since 2007 with references, basic handy women experience with photos, horticulture/floral, animal care, etc. I have a reference from a Nellie Gail homeowner. Please call: 949-257-5634 Thanks!

## 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](http://www.roatanislandvacationrentals.com) for more information, pictures, and pricing or call Debbie at 714-801-4257. Discount given to our Nellie Gail neighbors.



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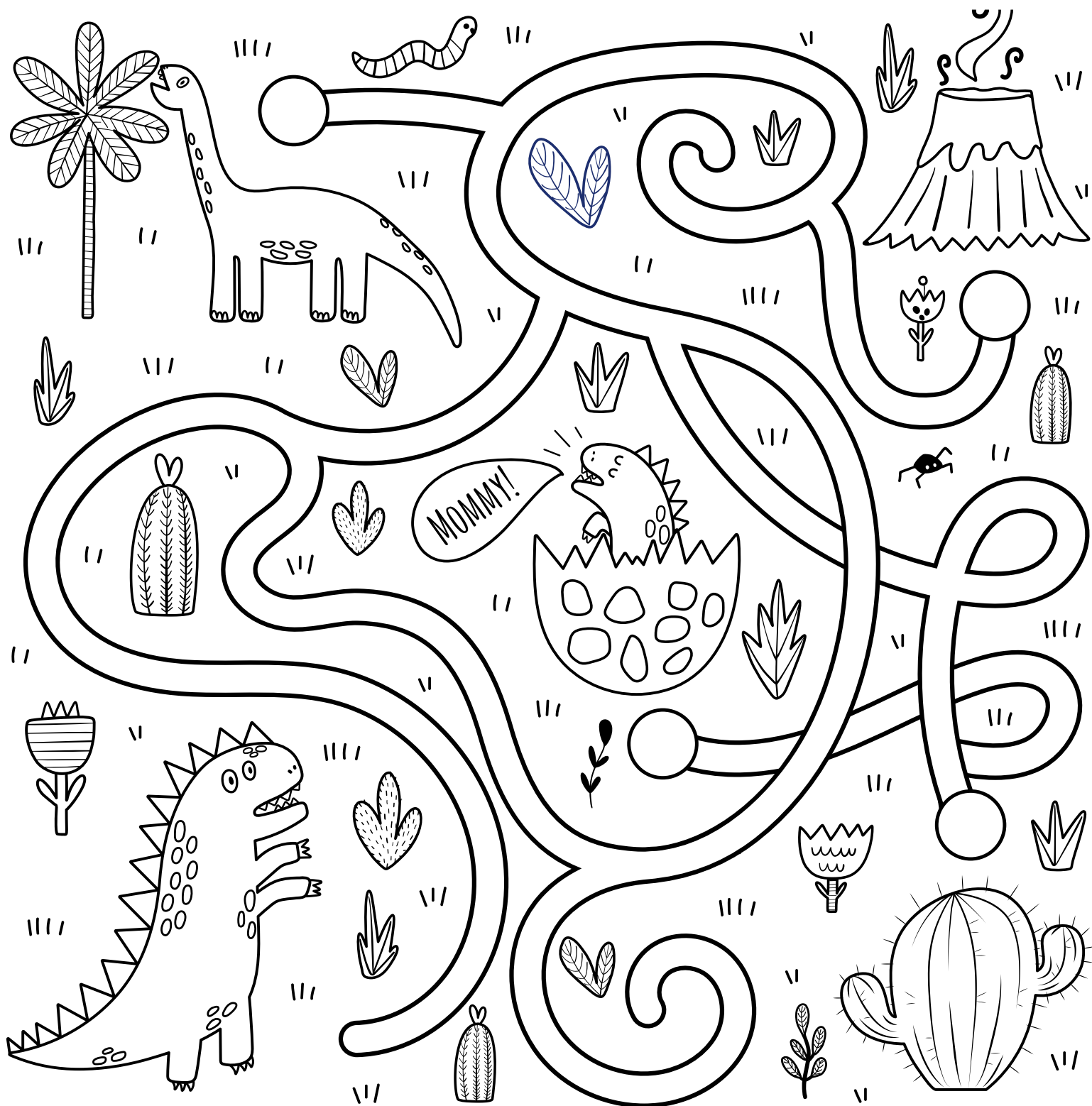
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# The Puzzle Paddock





# Pear Tart

## INGREDIENTS

- 3 tablespoons butter, softened
- 1/2 cup sugar
- 3/4 teaspoon ground cinnamon
- 3/4 cup all-purpose flour
- 1/3 cup finely chopped walnuts

### FILLING:

- 1 package (8 ounces) cream cheese
- 1/4 cup plus 1 tablespoon sugar, divided
- 1 large egg, room temperature
- 1 teaspoon vanilla extract
- 1 can (15 ounces) reduced-sugar sliced pears, drained well and thinly sliced
- 1/4 teaspoon ground cinnamon

## DIRECTIONS

1. Preheat oven to 425°. Beat butter, sugar and cinnamon until crumbly. Beat in flour and walnuts. Press onto bottom and up sides of a 9-in. fluted tart pan with a removable bottom coated with cooking spray.
2. For filling, beat cream cheese and 1/4 cup sugar until smooth. Beat in egg and vanilla. Spread into crust. Arrange pears over top. Mix cinnamon and remaining sugar; sprinkle over pears.
3. Bake 10 minutes. Reduce oven setting to 350°; bake until filling is set, 15-20 minutes. Cool 1 hour on a wire rack. Refrigerate at least 2 hours before serving.



# May

## 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 ARC Meeting 7:00 PM	12	13	14	15
16	17	18 Board of Directors Meeting 7:30 PM Clubhouse and Via Zoom Meeting	19	20	21	22
23	24 Mail Your Election Ballot	25 ARC Submittal Deadline for June 8 <sup>th</sup> Meeting	26	27	28	29
30	31					



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 1<sup>st</sup> to March 31<sup>st</sup> 2020 and 2021. Information deemed accurate but not guaranteed.

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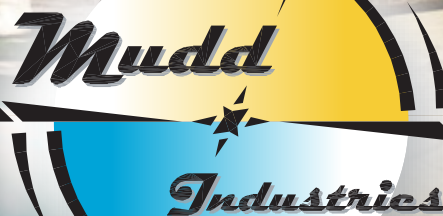




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