

November 2020



# The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



**INSIDE:**  
Equestrian Center News  
Nellie Gail S.M.A.R.T.  
Neighbor Helping Neighbor

**NOVEMBER ISSUE:**  
Puzzle Paddock  
Ranch Recipe  
Business Directory



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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 related 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 & 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.



25281 Empty Saddle Drive, Laguna Hills CA 92653

Phone: (949) 831-6660




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manuelr@nelliegailranch.org

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

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## Important Numbers

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

## County of Orange

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

## Assessment Remittance Address

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

## Mission Statement

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

## Board of Directors Meetings

The November Open Session Board Meeting and Open Homeowner Forum is currently scheduled for November 17, 2020. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting November 17, 2020 at 7:30 p.m.

Zoom Meeting Link: <https://us02web.zoom.us/j/82647195102?pwd=Y3l1NHdiZjZMSXhaRzVwSU84cnJqQT09>

Dial in #: 669 900 6833

Meeting ID: 826 4719 5102

Passcode: 189860

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

## Architectural Review Committee

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

## Association Committees

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

**Architectural Review Committee**

**Emergency Preparedness Committee**

**Equestrian Committee**

**Events Committee**

**Landscape Committee**

**Security Committee**

**Trails & Safety Committee**

# Manager's Message

By Brian Mitchell



Nellie Gail Ranch Members,

By virtue of its open space design, Nellie Gail Ranch is a haven for wildlife, and one of our abundant wildlife guests is the ever-present coyote. Coyotes are smart and adaptable and have learned to live

in close proximity to humans.

Coyotes play an important part in our ecosystem, helping to keep rodent and rabbit populations under control.

However, the more access they have to human food, garbage, or easy prey like chickens or pets, their behavior may change. They may become more brazen and more aggressive.

The City of Laguna Hills contracts with Mission Viejo Animal Services to respond to reports of nuisance animals. We spoke with an Animal Services Officer who provided us with the following information for our homeowners to be aware of.

Service requests and complaints, including wildlife concerns, please call the Animal Services Center directly at (949) 470-3045. Reports may also be submitted via e-mail to [ask-shelter@cityofmissionviejo.org](mailto:ask-shelter@cityofmissionviejo.org). You may also copy the Association at [admin@nelliegailranch.org](mailto:admin@nelliegailranch.org). Please provide Animal Services with the following who-what-when-why-where information via either the phone message or e-mail:

- Date and Time of Encounter
- Where did the encounter occur?
- Type of Encounter: Example: Sighting from a car, Sighting while walking, Human interaction, Pet interaction.
- Did your encounter involve a dog or a cat?
- Details: Example: Coyote advanced toward me or threatened my pet...

Animal Services will evaluate the reports and specific circumstances and decide what action may be appropriate. For sightings, no action is taken as sightings are common occurrences. If a domestic animal comes in contact with a coyote and survives a bite or scratch, the interaction should be reported, and the animal should be quarantined at home for 30 days or longer depending upon vaccination timing. If the domestic animal does not survive the interaction, it should be reported, and the animal tested to determine if the attacking coyote has rabies, in which case Animal Services would have heightened concern, which may lead to trapping. Of significant concern to Animal Services are also interactions where people have been threatened. For instances of aggressive behavior near homes, Animal Services may engage in hazing to encourage the coyote to relocate away from the area to a nearby, more natural habitat. Coyotes that are reported to be sick, injured, or deceased will also receive a response from Animal Services.



The following is the link to the Mission Viejo Animal Services website:

<https://cityofmissionviejo.org/departments/animal-services>

The following are some simple precautions all homeowners can take:

1. Don't allow small children to play unsupervised in unmaintained portions of your property
2. Always keep pets on leash on trails and in parks
3. Keep domestic animals sheltered and protected
4. Don't leave food sources available for wild animals

Our natural environment can sometimes present some discomfort, but the benefits are so much greater!!



*"Whenever the pressure of our complex city life thins my blood and numbs my brain, I seek relief in the trail; and when I hear the coyote wailing to the yellow dawn, my cares fall from me – I am happy." - Hamlin Garland (American novelist and poet)*

## **Help Keep Coyotes out of your Neighborhood!**

Coyotes are smart adaptable canines that have learned to live comfortably along side people in residential neighborhoods. Wildlife experts agree that people have played a part in this phenomenon by being careless with food and garbage.

### **"Coyote Country" Precautions**

- Never feed or attempt to tame coyotes. The result may be deadly conflicts with pets or livestock, or serious injuries to small children.
- Do not leave small children or pets outside unattended.
- Trim ground-level shrubbery to reduce hiding places.
- Be aware that coyotes are more active in the spring, when feeding and protecting their young.
- If followed by a coyote, make loud noises. If this fails, throw rocks in the animal's direction.

## **Stash Your Food and Trash**

Allowing coyotes access to human food and garbage is reckless and deadly.

Coyotes primarily hunt rodents and rabbits for food but will take advantage of whatever is available including garbage, pet food, and domestic animals.

- Put garbage in tightly closed containers that cannot be tipped over.
- Remove sources of water, especially in dry climates.
- Bring pets in at night, and do not leave pet food outside.
- Avoid using bird feeders as they attract rodents and other coyote prey.
- Provide secure enclosures for rabbits, poultry and other livestock.
- Pick up fallen fruit and cover compost piles.
- Ask your neighbors to follow these tips.

***Please respect and protect wild animals. Keep them wild.***

# PRINCIPLE/

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# Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on October 13, 2020.

**The Next Deadline for ARC Submittal is November 24, 2020.**

ADDRESS	PROJECT	RESULTS
27041 Hidden Trail	Hardscape & Landscape	Denied
26031 Nellie Gail	Painting	Approved
25316 Stageline	Fence	Approved with Conditions
25512 Rangewood	Roof	Approved
27132 Shenandoah	Solar	Approved with Conditions
26221 Mt. Diablo	Artificial Turf	Approved with Conditions
26421 Dapple Grey	Gates	Approved with Conditions
26421 Dapple Grey	Front Door	Approved
24772 Red Lodge	Artificial Turf	Approved with Conditions
26262 Glen Canyon	Solar	Approved with Conditions
27222 Hidden Trail	Deck Replacement	Approved with Conditions
27692 Greenfield	Solar	Approved with Conditions
27562 Deputy	Pool & Fire Pit	Approved with Conditions
26861 Highwood	Request for Extension	Approved with Conditions
25291 Gallup	Fencing	Approved with Conditions
24941 Nellie Gail	Entrance Remodel	Approved
25162 Blackhorse	Structure	Approved with Conditions
25672 Dillon	Roof & Hardscape	Approved
25332 Stageline	Patio/Hardscape/Exterior Finish	Approved with Conditions
27471 Lost Trail	Landscape	Denied
26932 Highwood	Windows	Approved with Conditions
25342 Derbyhill	Fence & Driveway	Approved
25591 Rapid Falls	Deck	Denied
25701 Anvil	Painting	Approved with Conditions
26512 Dapple Grey	Landscape	Approved
25466 Nellie Gail	Fencing (emergency replacement)	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.

# Board of Directors Meeting

## NELLIE GAIL RANCH OWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING OPEN SESSION

#### VIA ZOOM CONFERENCE CALL

TUESDAY, SEPTEMBER 15, 2020

#### I. CALL TO ORDER

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

#### DIRECTORS PRESENT

Mark Fisk  
Loree Blough  
Alex Presley  
Joyce Taylor  
John Park

#### MANAGEMENT

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

#### OTHERS PRESENT

Fred Whitney, Whitney / Petchul, Legal Counsel

#### II. ACCESSORY DWELLING UNIT PRESENTATION / CONSIDERATION OF ARCHITECTURAL STANDARDS

##### A. PRESENTATION BY NELLIE GAIL RANCH COUNSEL RELATED TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND ADOPTION OF ARCHITECTURAL STANDARDS

**Presentation:** Fred Whitney of Whitney / Petchul presented information regarding recent Civil Code Section 4751 legislation that voids CC&R prohibitions on Accessory Dwelling Units. The draft architectural standards with reasonable restrictions to be considered for submittal to the membership for comment were presented by counsel.

##### B. CONSIDERATION OF ADOPTION OF ARCHITECTURAL STANDARDS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

**Motion:** Fisk

**Second:** Taylor

**Resolution:** To approve the recommendation of the Architectural Review Committee to submit the proposed draft Accessory Dwelling Unit and Junior Accessory Dwelling Unit Architectural Standards to the Membership for 28-day comment prior to Board consideration of approval at the November 17, 2020 Board meeting.

**The motion carried unanimously.**

#### III. HOMEOWNER FORUM

Homeowners participating during the Open Homeowner Forum via the ZOOM link commented regarding the pending application for a beverage license, the events budget, the new budget and assessment, and the programmed swim training at the pool.

#### IV. MEMBER APPEAL – 27472 HIDDEN TRAIL

**Motion:** Park

**Second:** Presley

**Resolution:** After discussion, the homeowner withdrew his appeal of the denial of his plans. The Board committed to have a separate meeting with the homeowner, the city, ARC, Architect Jeff Smith, and Association staff to clarify City and Association requirements with respect to the pilasters, wall, opaque panels and entry gates along the front of the property.

**The motion carried unanimously.**

## V. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on August 18, 2020 via Zoom Conference Call. Actions taken included:

- Approval of the July 21, 2020 Executive Session Minutes.
- Reviewed status of legal, violation, contract and enforcement matters.
- Approved contract provisions for contract renewal with Evolution Swim Academy.
- Approval of purchase of an ice well for the clubhouse bar.
- Approval of installation of an ice bucket and sink in the clubhouse.
- Approval of purchase of a sound system for the clubhouse.
- Approval of purchase of bar point of sale system for the bar.
- Approval of contract with Painting Unlimited for pool deck wrought iron fencing repairs and painting.
- Approval of painting and repair of the Gallup Park gazebo.
- Approval of Quezada Pro for tree trimming at the Equestrian Center.
- Approval of contract renewal with White Raven for handyman and janitorial services.
- Approval of Equestrian Center instructor agreement with Alexander Gibson.
- Received and filed the Collection and Delinquency Reports.
- Received and filed Violation Report

An Executive Session meeting was held on August 27, 2020 at the Nellie Gail clubhouse.

- No action taken, review included: Discussion of legal /permit requirements for the kitchen / bar build-out.

## VI. CONSENT CALENDAR

**Motion:** Park

**Second:** Fisk

**Resolution:** To approve Consent Calendar resolutions for agenda items VI-A through VI-C; with John Park abstaining on item A.

**The motion carried unanimously.**

## A. CONSIDERATION OF APPROVAL OF AUGUST 18, 2020 OPEN SESSION MINUTES

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

## B. CONSIDERATION OF APPROVAL OF THE JULY 31, 2020 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,370,579 in reserve funds, \$1,467,585 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,328,996.

Year to date Assessment Revenue totals \$2,387,430 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$3,681,619 to the budgeted \$3,787,747.

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$206,429 compared to the budgeted increase of \$325,027. Consolidated Net Income year to date prior to adjustments for depreciation is \$298,229 compared to the budgeted increase of \$325,063. Year to date reserve funding is \$498,756 compared to a budget of \$438,600. The variance is reserve interest income.

## C. DELINQUENCY STATISTICS

- Two (2) past owner delinquencies total \$3,227 in assessments and \$246 in assessment judgments.
- Eighty-three (83) current owner past due delinquencies total \$56,362 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on eleven (11) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.4% of the annual assessment budget.

**End of Consent Calendar**

## VII. OLD BUSINESS

**None**

## VIII. NEW BUSINESS

### A. CONSIDERATION OF APPROVAL TO RETAIN A CONSULTANT TO DESIGN A COMMERCIAL KITCHEN AND SUBMIT APPLICATION TO COUNTY FOR HEALTH PERMIT

The Board presented the outline for the vision of a bar / kitchen / use of clubhouse for social purposes. The October issue of The Pony Express will provide information to the Members via the Directors Message and a Bar / Kitchen article.

**Motion:** Presley

**Second:** Taylor

**Resolution:** To approve retaining Albert Yanez of Clay Consulting to prepare a schematic design and rough-in plan and submit for a County Health Care Department permit for food and alcohol service at a cost not to exceed \$6,200. The Board will have a special meeting with the Consultant to provide scope of work direction.

**The motion carried unanimously.**

### B. CONSIDERATION OF APPROVAL TO BID OUT EQUESTRIAN CENTER CLUBHOUSE INTERIOR RESERVE PROJECTS

**Motion:** Fisk

**Second:** Park

**Resolution:** To approve the Equestrian Center Clubhouse Plans for implementing reserve and associated projects and direct Management to bid out as a priority 2020-21 project and to approve payment of \$775 to PaCe Architects for plan revision and submittal to the City for permitting.

**The motion carried unanimously.**

### C. CONSIDERATION OF APPROVAL OF TENNIS AND SWIM CENTER HOURS AND TENNIS GUEST USE

**Motion:** Presley

**Second:** Taylor

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

**Motion:** Park

**Second:** Taylor

To allow guest use for the Tennis and Swim Center subject to appropriate physical distancing and other county and state guidance.

**The motions carried unanimously.**

### D. CONSIDERATION OF APPROVAL OF PLANTING THROUGHOUT THE COMMUNITY

**Motion:** Fisk

**Second:** Taylor

**Resolution:** To approve a recommendation from the Landscape Committee to approve proposals in the amount of \$16,009 from Sunset Landscape to plant throughout the community.

**The motion carried unanimously.**

### E. CONSIDERATION OF NEW OWNER WELCOME PROCESS

The Board directed Management create welcome packet content and a welcome tour for new owners as an introduction to Nellie Gail Ranch.

## IX. REPORTS

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

## X. CORRESPONDENCE

Correspondence was received and filed.

## XI. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, October 20, 2020 at 7:30 p.m.

## XII. ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

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



***Marty Samuel***  
**(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)**

# Equestrian Center News



Kyle Cline, a 16-year-old junior at Laguna Hills High School and Nellie Gail Ranch resident, is shining bright in the jumping arena! Cline, who began his riding career with the South OC Pony Club at Nellie Gail Ranch, recently claimed the 2020 EMO Insurance/USHJA 3'3" Jumping Seat Medal Final-West after four rounds of competition at Blenheim Equisports' International Jumping Festival. Only the 100 highest pointed riders on the West Coast were accepted to compete in the EMO Insurance/USHJA 3'3" Jumping Seat Medal Finals. Cline, who is training with John Bragg of Bridgeport Farms, competed in a flat phase, a gymnastics phase, and jumping phase, riding Cazz Z. After three phases of competition, Cline and one other rider were called back for a final round to determine the final placings. It was in this final round, judged by Tony Sgarlata and William Sparks, that Cline secured the win. Cline took home an impressive set of prizes in addition to his ribbon and sash, a pair of Parlanti paddock boots, a Charles Owen helmet, a gift from Straight Arrow, an Essex Classics Show Shirt, and a certificate for FITS Breeches. Nellie Gail Ranch is so proud of this rising young equestrian!





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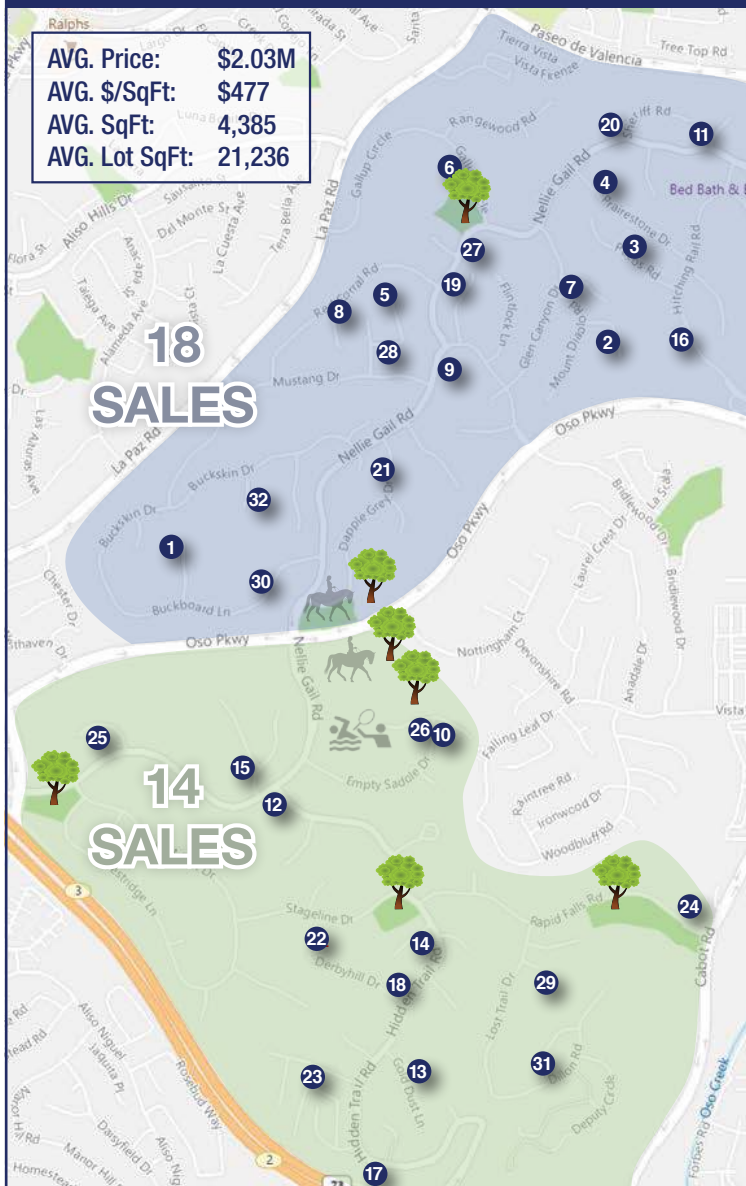




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# Nellie Gail Ranch

**ALL SALES - REPORT  
2020 SPRING & SUMMER**



#	Street	Price	\$/SqFt	SqFt	Lot SqFt	Sold
1	Stetson	\$1.490 M	\$517	2,883	18,700	24-Mar
2	Oroville	\$2.700 M	\$470	5,750	18,400	10-Apr
3	Pecos	\$1.495 M	\$452	3,311	14,850	13-Apr
4	Prairestone	\$3.095 M	\$599	5,167	28,750	15-Apr
5	Anvil	\$3.450 M	\$614	5,616	30,776	17-Apr
6	Bootstrap	\$1.800 M	\$429	4,200	11,790	20-May
7	Highplains	\$2.375 M	\$383	6,200	12,320	22-May
8	Red Corral	\$2.425 M	\$424	5,726	13,937	5-Jun
9	Nellie Gail	\$1.950 M	\$412	4,731	17,100	15-Jun
10	Spotted Pony	\$1.600 M	\$706	2,266	22,880	15-Jun
11	Nellie Gail	\$1.750 M	\$440	4,075	17,000	18-Jun
12	Hidden Trail	\$2.300 M	\$697	3,299	47,916	25-Jun
13	Gold Dust	\$1.925 M	\$563	3,422	18,000	29-Jun
14	Hidden Trail	\$1.650 M	\$552	2,990	15,000	17-Jul
15	Rocking Horse	\$1.994 M	\$411	4,849	24,600	20-Jul
16	Rich Springs	\$1.450 M	\$506	2,865	15,525	22-Jul
17	Hidden Trail	\$1.370 M	\$353	3,886	13,500	23-Jul
18	Derbyhill	\$2.175 M	\$409	5,314	16,400	27-Jul
19	Nellie Gail	\$2.045 M	\$428	4,776	18,731	27-Jul
20	Nellie Gail	\$1.400 M	\$416	3,363	17,550	28-Jul
21	Dapple Grey	\$1.608 M	\$540	2,978	14,700	31-Jul
22	Derbyhill	\$2.100 M	\$416	5,051	30,000	31-Jul
23	Rockridge	\$3.043 M	\$446	6,826	13,500	31-Jul
24	Rapid Falls	\$2.630 M	\$529	4,971	63,979	13-Aug
25	Red Lodge	\$1.556 M	\$579	2,687	14,300	13-Aug
26	Spotted Pony	\$2.300 M	\$394	5,843	17,325	18-Aug
27	Nellie Gail	\$2.465 M	\$390	6,347	16,800	19-Aug
28	Anvil	\$2.445 M	\$402	6,088	15,021	31-Aug
29	Pinto	\$1.465 M	\$543	2,698	28,314	3-Sep
30	Buckboard	\$1.395 M	\$519	2,687	30,492	8-Sep
31	Dillon	\$1.750 M	\$360	4,855	22,995	9-Sep
32	Silver Saddle	\$1.725 M	\$375	4,606	18,400	14-Sep

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**KEN ROBERTSON, MBA**  
BROKER ASSOCIATE

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Email: [ken.robertson@cbrealty.com](mailto:ken.robertson@cbrealty.com)  
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# Neighbor Helping Neighbor

By: Dr. Kenneth S. Cheng



Studies show that over 90% of aid provided during a major disaster comes not from public agencies but friends and neighbors. The concept of "Neighbor Helping Neighbor" is the Nellie Gail Ranch Emergency Preparedness Committee's foundational element. "Neighbor Helping Neighbor" is accomplished by having the following two elements in place: 1) a group of volunteers (Block Captains, Area Coordinators, and Emergency Preparedness Committee members) to assist our community in the event of a major disaster, and 2) residents within the community who have taken the necessary steps to prepare themselves and their families. This month, we will focus on the specifics of how Block Captains and Area Coordinators will be an important link in the "Neighbor Helping Neighbor" network.

By definition, a disaster is an event that will overwhelm the existing resources available to aid disaster victims and that a call to 9-1-1, even if it gets through the jammed phone lines, will likely result in no assistance for days or weeks. The anticipated lack of outside help compels all of us to prepare ourselves and, if possible, to be ready to assist others within our community.

Studies from major disasters show that most aid to disaster victims comes from neighbors and others within the community, and not from disaster workers or relief organizations. Members of your Nellie Gail Ranch Emergency Preparedness Committee are committed to the belief that Neighbor Helping Neighbor is how our community will survive a large scale disaster. Fortunately, committee members include individuals who are proficient with Ham radio communications, Community Emergency Response Team (CERT) trained, Search and Rescue trained, disaster medicine trained, and individuals who have already taken steps to prepare and have the skills and knowledge to assist. They have volunteered hundreds of hours of their time to helping our community be better prepared through:

- Educating residents on emergency preparedness,
- Being a resource for disaster preparedness,
- Developing an emergency communication system within Nellie Gail Ranch and to outside entities even when all utilities are non-functional, and

- Being capable of providing limited first aid during a regional disaster.

The Block Captain and Area Coordinators will be your direct link to all of these and other resources.

## BLOCK CAPTAINS

Block Captains are residents of Nellie Gail Ranch who live on your block or are within a short walking distance to you. He or she will "oversee" approximately 12 - 20 households and will be your link to the Emergency Preparedness Committee Command Center.

The role of the Block Captain is to make sure his or her 12 - 20 households are safe and are not in need of urgent assistance. He or she will be trained on radio communications to the Area Coordinators and/or Command Center and will also have additional training on how to turn off utilities, light search and rescue, and basic first aid. The Block Captain is your local resource expert, your first line of defense when help is needed. If the Block Captain determines that one of their residents are in need of assistance, the Block Captain can either provide the assistance, seek others within his or her block to assist, or can contact the Area Coordinator (see below) for assistance. As an example, if a resident smells gas in the house and doesn't know what to do, her Block Captain, in the process of checking on his neighbors, helps this resident by turning off the gas main.

## AREA COORDINATORS

Area Coordinators are residents of Nellie Gail Ranch who, like the Block Captains, have skills and training to assist residents but also have advanced capabilities of communications through Ham radios. These individuals will oversee 8-10 Block Captains and will be in direct contact with the Nellie Gail Ranch Command Center through their Ham radios. They will also be a resource to their Block Captains who are in need of assistance as the Area Coordinator may be able to enlist the aid of his or her remaining 7-9 other Block Captains. As an example, Block Captain "1" informs his Area Coordinator that he

has a resident who has severely injured his ankle. The Area Coordinator broadcasts this information to his nine other Block Captains and hears back from two: Block Captain "3" has a resident who is a physician, and Block Captain "7" has a resident who has some unused crutches. The Area Coordinator now coordinates this help with all three Block Captains. Using this same example one step further, had the Area Coordinator not heard back from any of his Block Captains, then the Area Coordinator would then contact the Command Center, and the Command Center could broadcast the request for help to other Area Coordinators.

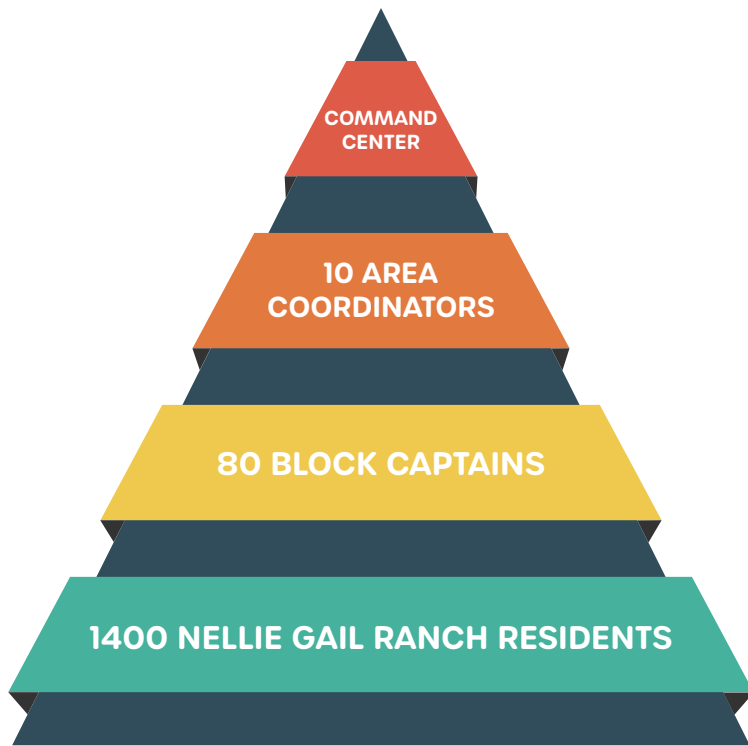
## COMMAND CENTER

During a disaster, the Command Center (located at the Nellie Gail Ranch Clubhouse) will be staffed by members of the Nellie Gail Ranch Emergency Preparedness Committee.

From the Command Center, we will be able to coordinate many of the needs of the residents through the Block Captains and Area Coordinators. In addition, the Command Center will have communication access to the Emergency Operations Center for Orange County and other aid resources via Ham radio. The Command Center will also have a limited amount of first aid supplies, water, and electrical generator capabilities.

Please note: The Command Center DOES NOT have the capabilities of being your "earthquake kit" during a disaster. It will not be providing all the food, water, and shelter needs of this community. We do, however, have the resources to provide you with all the information necessary to prepare you and your family for a disaster (i.e., pre-disaster planning.)





how to make your home less fire-prone, basics on communications and technology during a disaster, etc. This is an opportunity to learn and get your questions answered from experts.

Secondly, consider being a Block Captain. The role of the Block Captain is of great importance, and during a disaster, a necessary link between residents and the Command Center. We are seeking volunteers for the position of Block Captain. The requirements are:

- Commit to assembling your earthquake kit
- Volunteer 1 (one) hour every 3 to 6 months
- Willingness to help your immediate neighbors, if needed.

No skills are necessary as you will be provided the following:

- Basic survival skills through "Block Captain" educational classes and events
- Basic first aid (and CPR, optional)
- Radio communication skills for communicating with others in the community
- Basic tools and supply list to make your survival and your role as a Block Captain easier

As you can see, the time commitment is minimal, but the importance is great.

To learn more about being a Block Captain or Area Coordinator, or to get more information on Nellie Gail Ranch's Emergency Preparedness Committee, please contact this author at [emergencypreparedness@nelliegailranch.org](mailto:emergencypreparedness@nelliegailranch.org).

Just within the Nellie Gail Ranch community, the resources we have are enormous. The skill sets in our community include a variety of medical, dental, and veterinary doctors and nurses, psychologists, structural engineers, and construction experts, fire and law enforcement personnel, search and rescue experts, just to name a few. With proper coordination, we can utilize these resources within our Nellie Gail Ranch community through the Neighbor Helping Neighbor concept in conjunction with our system of Block Captains, Area Coordinators, and the Command Center.

## HOW YOU CAN HELP

First and foremost, spend a half-day and assemble your own earthquake kit.

A step-by-step "how-to" was published in the September 2020 issue of the Pony Express. Even better, gather several of your neighbors and assemble your kits together. The Emergency Preparedness Committee also encourages you to virtually attend our monthly Zoom webinars on the different aspects of family preparedness. Topics will include building your earthquake kit, how to prepare at work, preserving water, food storage, shelter, and hygiene during a disaster, preparing a grab-and-go bag, security,



## LEARN HOW TO PREPARE FOR AN EMERGENCY

The Nellie Gail Ranch Emergency Preparedness Committee is holding monthly webinars on different aspects of how to prepare for the next emergency. Some of the many topics will include:

- How to build an earthquake kit
- How to make sure you have enough of the most important part of your earthquake kit: water.
- When is it appropriate to turn of the gas and water off? How do you do it?
- Where's my bathroom during a disaster?
- What's the best food for storage?

Please keep an eye out for announcements on the time and date. You can also email the committee at [emergencypreparedness@nelliegailranch.org](mailto:emergencypreparedness@nelliegailranch.org) for more information.



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

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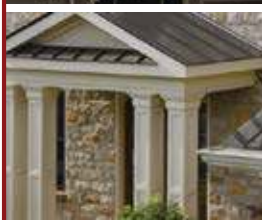
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[www.muddinc.com](http://www.muddinc.com)

(Back Cover for advertisement)

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Gutter Installation, Cleaning & Repair

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

(See page 23 for advertisement)

#### QUEZADA PRO LANDSCAPE

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#### FINISHING TOUCH

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#### BOULDER EARTHWORK

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

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#### KEN ROBERTSON, MBA BROKER ASSOCIATE

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## TEEN BABYSITTER / DOG WALKER / HOUSESITTER

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

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

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

## SPANISH & FRENCH TUTORING AND LESSONS

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

### **FREE FIRST CAREER JOB INTERVIEW SKILLS COACHING, FOR YOUNG ADULTS.**

Mark Chamberlin is a retired Enterprise and Global Sales Leader with experience selling complex, high dollar technology and services solutions to Fortune 500 companies. His volunteer activity topics include interviewing skills coaching for young adults getting first career jobs into large organizations, meeting job requirements and how to get a job in 60 days. Mark is a Board Director for Youth Employment Service, which has helped young adults get jobs since 1970 and a volunteer interview coach with Chapman University and Cal Poly Pomona, helping students compete for the world's best new career jobs.

He has extensive hiring and interviewing experience within the hi-tech industry, including working for Cisco, the team from Microsoft that developed Skype, Polycom and Avaya. His customer list includes direct "sell to" responsibility for Disney, HPE, Microsoft, T-Mobile, Nestle, REI, VISA, Ingram Micro, Toshiba, Sony Electronics, Lockheed Martin, Oppenheimer Group and the Bill & Melinda Gates Foundation, to name a few.

If your son or daughter would like some free interview skills coaching, let me know. I can do it all over FaceTime or other video platforms.

Mark Chamberlin at 27391mark@cox.net

## **MISCELLANEOUS**

### **TEMECULA VACATION PROPERTY!**

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

### **BIG BEAR LAKE VACATION RENTALS**

We have 2 lovely homes in Big Bear Lake for short term rentals (available separately, but near each other if you need both for a large group). Our homes were completely renovated in 2018, and are outstanding year round vacation properties. Each house has beautiful features, decor and furnishings, making these homes comfortable, and among the most amazing Big Bear Lake rental accommodations available! One home is an adorable Cape Cod style house with 3/BR 3/B (sleeps 8), w/fireplace, BBQ Logia, large decks and yard, W/D, and an outdoor jacuzzi. The other is a 3/BR 3/B Craftsman home (sleeps 8), w/fireplace, jacuzzi, large decks and yard, Lake views and steps to Meadow Park. Both are in town close to the village & 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.

### **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

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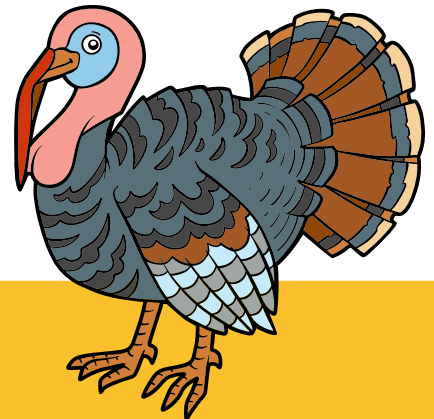
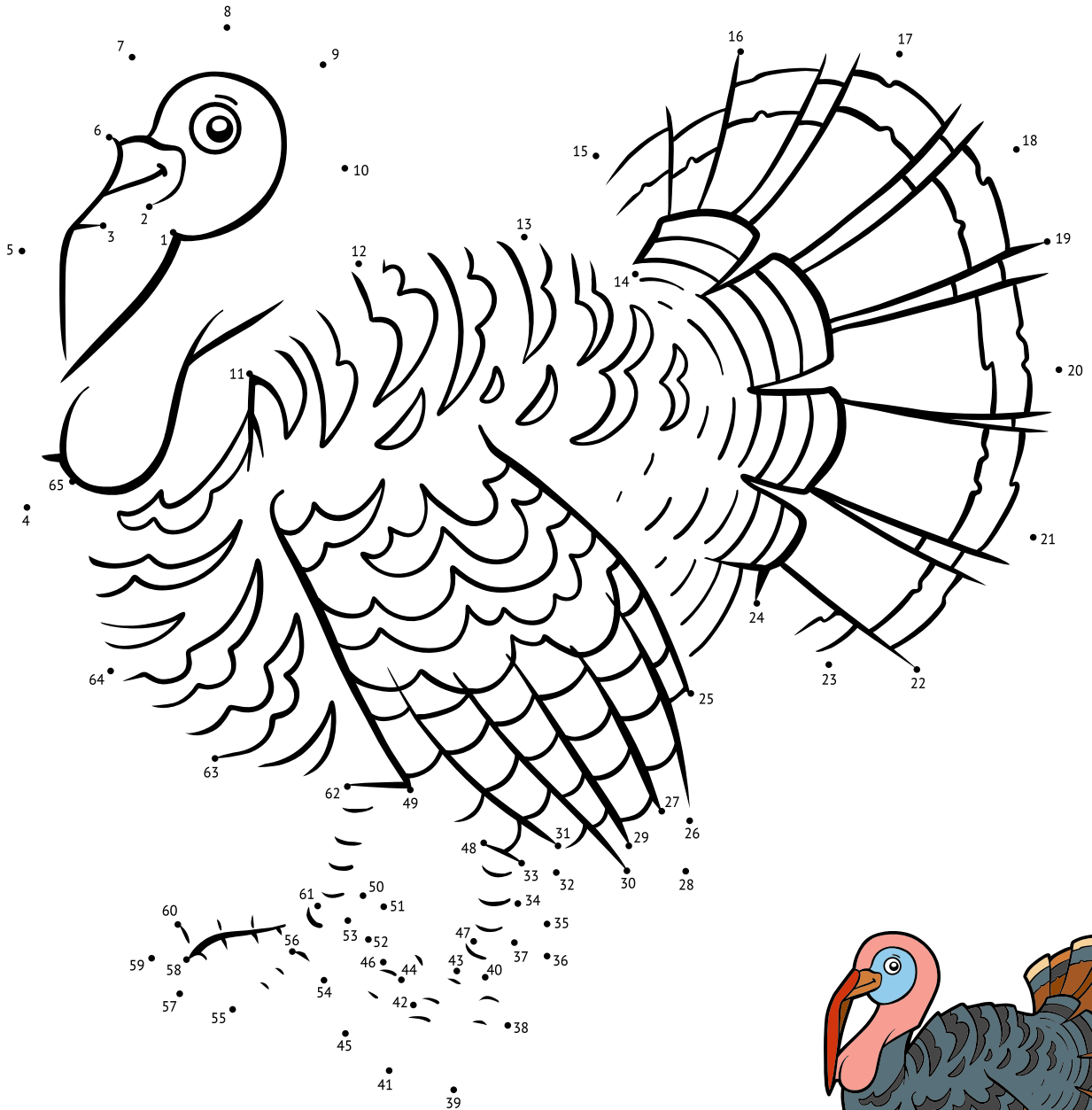
# ~~Don't~~ make a scene.



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# The Puzzle Paddock



DOT - TO - DOT



## Ranch Recipe



# Pumpkin Swirl Brownies

## Ingredients

### For the Brownies

1 and 1/4 sticks unsalted butter  
1 and 1/2 cups granulated sugar  
3/4 cup cocoa powder  
1/4 teaspoon salt  
2 large eggs, cold  
2 teaspoons vanilla extract  
1/2 cup plain/all-purpose flour  
1/2 cup chocolate chips

### For the Pumpkin Swirl

2-oz cream cheese, softened  
1/4 cup pumpkin puree  
1 large egg, room temperature  
1 tablespoon granulated sugar  
1/2 teaspoon ground cinnamon  
1/4 teaspoon ground ginger  
1/8 teaspoon ground nutmeg

## Directions

### For the Brownies

1. Preheat the oven to 180C/350F/Gas 4. Line an 8x8-inch square baking pan with foil or parchment paper, and set aside.
2. Place the butter, sugar, cocoa powder, and salt into a microwave-safe bowl, and heat for 30 seconds. Stir well, then continue heating in 30 second intervals (stirring after each one) until combined and very warm/hot to the touch.
3. Add the eggs and vanilla, and mix well until combined. Fold in the flour until fully combined, then gently fold in the chocolate chips. Be sure not to let them ALL melt into the warm batter.
4. Pour the batter into the prepared pan and spread out evenly.

### For the Pumpkin Swirl

1. Whisk together the cream cheese and pumpkin until smooth and combined. Whisk in the egg, then add the spices and whisk until combined.
2. Spoon dollops of the mixture on top of the brownie batter, and create swirls through the two mixtures using a knife or toothpick.
3. Bake for 30 - 35 minutes, or until the center is no longer jiggly and a toothpick inserted comes out almost clean with a few moist crumbs.
4. Allow to cool completely in the pan on a wire rack before cutting into squares.

# November

## 2020

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

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## FEATURED LISTINGS BY THE BRAD FELDMAN GROUP



ACTIVE

### 25541 SADDLE ROCK PLACE

5-BR | 5-BA | APPROX. 5,060 SF | 15,750 SF LOT  
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### 27541 BOOTHILL COURT

4-BR | 5-BA | APPROX. 5,319 SF | 37,612 SF LOT  
LISTED FOR \$2,395,000



ACTIVE

### 25352 MUSTANG DRIVE

4-BR | 3-BA | APPROX. 2,624 SF | 13,500 SF LOT  
LISTED FOR \$1,695,000



JUST SOLD

### 25965 POKER FLATS PLACE | SOLD FOR \$2,675,000

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



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### 26532 SADDLEHORN LANE | SOLD FOR \$1,800,000

4-BR | 3-BA | APPROX. 3,336 SF | 12,150 SF LOT



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### 26452 SILVER SADDLE LANE | SOLD FOR \$1,800,000

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



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### 26116 RED CORRAL ROAD | SOLD FOR \$1,740,000

5-BR | 4-BA | APPROX. 4,063 SF | 32,550 SF LOT

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