



October 2020

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



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INSIDE:

Bar and Kitchen Update
Accessory Dwelling Unit Proposed Standards
Pumpkin Carving Contest

OCTOBER 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 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 & 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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|----------------|--|
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| (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 October Open Session Board Meeting and Open Homeowner Forum is currently scheduled for October 20, 2020. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting October 20, 2020 at 7:30 p.m.

Zoom Meeting Link: <https://us02web.zoom.us/j/81834303322?pwd=azJOQ2plbk50eWdheHlPYThyZ3NQQT09>

Dial in #: 669 900 6833 US

Meeting ID: 818 3430 3322

Passcode: 492321

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

Architectural Review Committee

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

Association Committees

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

Architectural Review Committee

Emergency Preparedness Committee

Equestrian Committee

Events Committee

Landscape Committee

Security Committee

Trails & Safety Committee

Director's Message

By Loree Blough



Hi,

My name is Mia. I am a Nellie Gail Ranch dog. My Mom is Loree Blough. She is on the Board of Directors.

She always talks about Nellie Gail Ranch and how much she loves living here. I know what she means as

I love it here too! Lots of dogs to play with and beautiful parks to walk in. She will not let me run off-leash, though. That bothers me because I really want too, but she says it is against the rules! Geez, who made those rules??

Anyway, lately, she has been excited. The clubhouse refresh is completed! The Board members have spent a great deal of time, creating a vision for our future clubhouse use. The vision is to create a place where all homeowners can come with their families to meet new neighbors and visit with those that they already know. The clubhouse has a 2-sided fireplace, couches, and a new multipurpose room! The Board has purchased games for all ages, including a giant Jenga and cornhole game. (I asked Mom if they bought some dog toys, but she said I could not go down there. I do not understand this rule. I am going to work on this restriction!)

She said that Nellie Gail Ranch is about to get something called a "Private Club Liquor License". This is a very special, liquor license with application and documentation fees to the ABC totaling \$3,338, City of Laguna Hills fees in the amount of \$363 and consultant fees to advise and process the submittal totaling \$5,250. The annual renewal fee is currently \$980. This will allow alcohol to be served on a limited basis. She said the license only allows

NGR residents, tennis & Swim Club members, Equestrian borders & their guests to enjoy these services. The public will not be allowed. (I sure hope I count as a NGR resident!)

The current plan under consideration is as follows:

1. Days and hours of operation:
 - Thursday and Sat 4:00-10:00 pm
 - 4:00-5:30 pm Happy Hour
 - Saturday 3:00 – 10:00 pm
 - Sunday 3:00 – 8:00 pm
2. IDs will be checked for residency and age
3. Payment Method:
 - Credit card only
4. Bar/Kitchen Strategy:
 - The strategy is to promote the refreshed Nellie Gail Ranch clubhouse as an enjoyable community space that has a functioning bar and an available kitchen. These two amenities can be used during open hours (bar) or rented out for events.
 - Food Trucks may be invited initially to provide food for purchase.
 - The kitchen build-out and obtaining the license for a commercial kitchen is to provide residents with a fully functioning and licensed kitchen.

Key Learnings:

- In order to have a facility where ice can be served, a health permit is required.
- A health permit can only be obtained if a commercial kitchen is installed.
- Any type of event or caterers that wish to prep food require the use of a commercial kitchen.

At the last Board of directors meeting, the Board approved hiring a kitchen designer/expediter who will work with the Orange County Health



Care Agency to get our permit processed. This is a very specialized field with a great many rules. The Board members considered attempting to navigate this process on their own but felt that an expert would streamline a compliant and well-functioning kitchen. This expert will also provide details on the appliances needed and the costs associated with doing this. Based on this information, the Board will discuss and approve or not at a future open session Board Meeting.

5. Staff:

- Initially, start with a 2-person staff (bartender/server)
- An additional person would be needed for cooking if the kitchen eventually opens to serve food for sale.

6. There Could be Theme Nights:

- 1st Friday of every month, we will have a featured wine
- Food and wine pairings
- Scotch/Tequila/Wine/Beer Tastings
- Riedel tasting
- Drink of the week/month

- Feature Chef nights
7. Install a sound system for background music, announcements.
 8. Hold a "Name the Clubhouse/bar" contest
 9. Games: will be available for check out

So this all sounds really fun to me. I am hoping the Board will consider some of my favorite theme ideas too:

- Best dressed dog night
- Yappy Hour
- Largest/smallest dog night
- Dog-O-ween (I heard about Horse-O-ween!)
- Prettiest dog eyes night (I am sure I can win that one)

Anyway, Mom says that the refreshed clubhouse, bar and food will provide a community gathering place where neighbors can meet each other, and families can play together. She said that it should also increase everyone's property values as new buyers are looking for neighborhoods that offer experiences and memories. She and her fellow Board members believe that this will make Nellie Gail Ranch even more special than it already is and help bring it up to the standards of newer communities!

Well, I hope that Mom lets me write another one of these or that other Nellie Gail Ranch animals will write one. I know all Board members have dogs except one who has a horse. (I am not sure if a horse can write a monthly director's message because horseshoes could be hard on a keyboard, and I don't know horses can type. I did hear about a horse named Mr. Ed once who could talk, and maybe he could dictate his messages. Well, I appreciate my Mom allowing me to write this message to all of you.)

For now, that is it for me, so I will see you around the ranch!

- Mia



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Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on September 8, 2020.

The Next Deadline for ARC Submittal is October 27, 2020.

| ADDRESS | PROJECT | RESULTS |
|---------------------|--|--------------------------|
| 27041 Hidden Trail | Resubmittal Front/Rear Landscape/Hardscape | No Review |
| 25142 Anvil | Pool/Hardscape | Approved |
| 25891 Pecos | Unapproved Painting | Denied |
| 27775 Hidden Trail | Resubmittal Rear Yard Renovation | Approved with Conditions |
| 26222 Glen Canyon | Painting | Approved |
| 25132 Buckboard | Project Extension | Denied |
| 25942 Nellie Gail | Solar | Approved with Conditions |
| 25992 Rich Springs | Solar | Approved with Conditions |
| 25731 Nellie Gail | Resubmittal Painting/Garage Door | Approved |
| 26421 Dapple Grey | Mailbox | Approved |
| 25191 Blackhorse | Solar | Approved with Conditions |
| 24881 Buckskin | Unapproved Landscape | Approved |
| 25242 Derbyhill | Rear Slope Landscape/Fencing | Approved with Conditions |
| 26155 Flintlock | Unapproved Chicken Coop | Denied |
| 26872 Highwood | In process review | Denied |
| 26082 Glen Canyon | Pavers | Approved |
| 25512 Rapid Falls | Resubmittal Windows | Approved |
| 27411 Westridge | Patio Cover/Hardscape | Approved with Conditions |
| 25151 Buckboard | Fencing | Approved |
| 26972 Rocking Horse | Fencing/Paint | Approved/Gate - Denied |
| 25241 Stageline | Resubmittal Landscape | Approved with Conditions |
| 26162 Bridlewood | Solar | Approved with Conditions |

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

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION

VIA ZOOM CONFERENCE CALL

TUESDAY, AUGUST 18, 2020

I. CALL TO ORDER

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

DIRECTORS PRESENT

Mark Fisk
Loree Blough
Alex Presley
Joyce Taylor

DIRECTOR ABSENT

John Park

MANAGEMENT

Brian Mitchell, General Manager

Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Homeowners participated during the Open Homeowner Forum via the ZOOM link. Input was provided regarding pool hours/availability for homeowners and accessory dwelling units. The Board approved inviting legal counsel to provide an update to homeowners at the September 15th meeting on current case law related to Accessory Dwelling Units.

III. EXECUTIVE SESSION REPORT

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

- Approval of the June 16, 2020 Executive Session Minutes.
- Reviewed status of legal, violation, member appeal and enforcement matters.

- Approval of swim programming agreement renewal with Sea Stallion Scuba.
- Approval of swim programming agreement renewal with Swim Velocity & TrilaVie.
- Discussion of Chip & Charge tennis and pickleball programming contract renewal.
- Approval of pool service agreement renewal with Blueray Management.
- Approval of contract with Shear Construction to repair pickleball court retaining walls.
- Received and filed the Collection and Delinquency Reports
- Approval of staff budgets
- Received and filed Violation Report.

IV. CONSENT CALENDAR

Motion: Fisk

Second: Presley

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF JULY 21, 2020 OPEN SESSION MINUTES

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

B. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2020.

C. DELINQUENCY STATISTICS

- Two (2) past owner delinquencies total \$3,227 in assessments and \$446 in assessment judgments.
- One hundred forty-two (142) current owner past due delinquencies total \$96,725 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 4% of the annual assessment budget.

D. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2020 TO SEPTEMBER 1, 2021

Resolution: To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$83,136

End of Consent Calendar

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. CONSIDERATION OF LITTLE FREE LIBRARY KIOSK

Motion: Taylor

Second: Fisk

Resolution: To approve placement of a "Little Free Library" Book-Sharing kiosk at the Clubhouse.

The motions carried unanimously.

B. CONSIDERATION OF POOL USE HOURS BY SWIM PROGRAMMING SERVICE PROVIDERS

Board Action: The Board considered homeowner requests related to swim time allocations to swim program providers. The Board approved negotiating an abbreviated renewal contract of six months with Evolution Swim Academy to have the term end prior to next summer to provide an opportunity to further evaluate homeowner needs and revenue and expense budgets associated with the Swim Center. A minimum of one lane will always be left open solely for homeowner use. The new agreement will require that the homeowner negotiated discount will be passed on to homeowners via reduced swim team fees. Alternative evening hours for open swim will be considered and the recreation center hours will be considered for extending from the current 8 p.m. close back to the 10 p.m. close.

C. CONSIDERATION OF STAGECOACH LOGO

Motion: Presley

Second: Taylor

Resolution: Following Zoom attendees weighing in on logo preferences, the following stagecoach logo is approved for adoption:



The motion carried unanimously.

D. CONSIDERATION OF SPONSORSHIP FOR LOGOED DRINK COASTERS

Motion: Taylor

Second: Presley

Resolution: To approve Brad Feldman Group as the sponsor for 2,500 drink coasters with the Nellie Gail Ranch Stagecoach logo on one side and Brad Feldman Group logo on the reverse.

The motions carried unanimously.

E. CONSIDERATION OF HOLIDAY LIGHTING SCOPE OF WORK

Management is requested to provide additional proposals and suggested enhancement of the proposed decorations on the clubhouse. The Board also requested and will consider a proposal for purchase of decorations.

F. CONSIDERATION OF PICKLEBALL CLUB MEMBERSHIP FEE INCREASE FOR NEW NON-HOMEOWNER MEMBERSHIPS (CURRENT MEMBERSHIPS TO STAY AT CURRENT FEE LEVEL)

Motion: Fisk

Second: Taylor

Resolution: To approve a \$10 fee increase for each category of new non-resident pickleball members effective September 1, 2020. No increase is implemented for current or future homeowner memberships or current non-homeowner Pickleball Club members.

The motion carried unanimously.

G. EVALUATION OF POSSIBLE SOLAR PROJECT FOR SWIM AND EQUESTRIAN CENTERS

After discussion, the Board confirmed interest in considering solar as a future project and requested an update as to any rebates currently available for solar.

VII. REPORTS

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

VIII. CORRESPONDENCE

Correspondence was received and filed

IX. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, September 15, 2020 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

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Please vote NO on Propositions 15 and 19 on the November ballot.

For more info see: Howard Jarvis Taxpayers Assn hjta.org and noonprop15.org or **CALL ME.**



Marty Samuel
(949) 643-1321



DRE #00452321

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Notice of Proposed Revisions to Architectural Standards

September 25, 2020

This notice of proposed adoption of Nellie Gail Ranch Architectural Standards for Accessory and Junior Accessory Dwelling Units sets forth the purpose and effect of proposed standards to supplement the Architectural Review Committee Guidelines adopted March 2009.

Effective January 1, 2020 a new section of Civil Code Section 4751 voids provisions of an Association's governing documents that prohibits or unreasonably restricts the construction or use of an Accessory Dwelling Unit or Junior Accessory Dwelling unit on a lot zoned for single-family residential use.

The Nellie Gail Ranch governing documents previously prohibited these types of dwellings. The proposed Accessory and Junior Accessory Dwelling Unit guidelines set forth reasonable restrictions and standards permitted under Civil Code 4751 for design, review and approval of these types of supplemental dwellings.

Members have fifty (50) days to submit comments regarding the proposed standards. All comments must be submitted in writing no later than 5 p.m. Friday, November 13, 2020. The Board intends to make a decision on the proposed revisions during the Board of Directors meeting to be held on Tuesday, November 17, 2020 at 7:30 p.m.

Should you wish to comment on the proposed rules, please submit your comments in writing to:

Nellie Gail Ranch Owners Association
Attn: Brian Mitchell, General Manager
25211 Empty Saddle Drive
Laguna Hills, CA 92653-5827

You may also submit comments by e-mail to bmitchell@nelliegailranch.org.

Accessory Dwelling Units. Accessory Dwelling Units (ADU's) shall comply with State law, City zoning ordinances, Floor Area Ratio Limitations set forth above and the following standards:

- a. Attached Accessory Dwelling Units shall be limited to a maximum conversion of fifty (50) percent of the existing floor area of the existing primary dwelling or an addition of up to one thousand (1000) square feet.
- b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
- c. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot. A Member may not have both an ADU and a JADU.
- d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.
- e. The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Association maintained slope or trail is not permitted.
- f. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- g. Attached Accessory Dwelling Units shall not exceed the maximum height of, and shall comply with the minimum setback requirements of, the primary dwelling.
- h. Detached Accessory Dwelling Units shall not exceed sixteen (16) feet in height.
- i. Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- j. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- k. Homes with an Accessory Dwelling Unit must have a minimum of three (3) enclosed garage spaces.
- l. Accessory Dwelling Units shall not be placed in front yard setbacks. An attached ADU must have the same setbacks from property lines as the Primary Dwelling. A detached ADU must be set back a minimum of 5 feet from side and rear property lines or Easements.

Garages: Except in the event of a Junior Accessory Dwelling Unit, garages shall be enclosed with an operable door of wood or steel construction as approved by the ARC. Each Owner shall keep his garage readily available for parking of permitted vehicles and shall not store any goods or materials therein, nor use any portion of the garage for a workshop or other use if such storage or use would prevent said Owner from parking the number of vehicles therein for which said garage was approved by the ARC. Garages shall not be used as habitable space. Carports are not permitted.

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU's) shall comply with State law, City ordinance and the following standards:

- a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
- b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot. A Member may not have both a JADU and an ADU.
- c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling and a separate entry from the primary dwelling.
- d. The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Associated maintained slope or trail is not permitted.
- e. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- f. The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.
- g. The Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.
- h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
- i. Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.

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Team Darkhorse

By: Karen Robbins



Happy Fall from Team Darkhorse!

As have all of you these past several months, members of Team Darkhorse remained mostly socially distanced from one another and from the city's adopted 3rd Battalion, 5th Marines. Our usual activities surrounding Memorial Day weekend, July 4, and a planned Patriotic themed concert in Gallup Park were canceled, and "all was quiet on the Western front."

However, the Darkhorse Battalion and the Marine Corps rank high on the list of essential services, and so these young men and women were not sent home to wait out the shutdown or asked to vacate the Barracks for safer spaces.

Instead, they did what Marines are taught to do, overcome any obstacle, as embodied in their slogan "Improvise, Adapt and Overcome."

This did not mean that there were no adaptations required; however, there were. Major Joe Patterson, a 3/5 veteran who now serves in USMC Communications, explained, "My job is to communicate MC Directives regarding COVID, to make certain all Marines know and follow Marine Corps directives regarding COVID, and that nobody does anything stupid!" (Even in serious moments, Marines DO have a sense of humor!)

The Marines pushed forward, donning masks when necessary, with no social breaks to ease the monotony, from early Spring through mid-August. Following their lead Team Darkhorse determined to also "adapt and overcome" in order to fulfill our mission of support. A plan was hatched.

So it was that on August 14, just past noon, a dusty cavalcade of buses drove onto Base Camp San Mateo, lurched to a stop, and the 700 hungry Marines on board heaved their equally dusty gear onto tired shoulders and stepped off the buses. Expecting to head to barracks to drop their gear and figure out where to eat, they instead were greeted by a delightful surprise, a grill buffet sponsored by Team Darkhorse! Although we were not there to witness or help serve, this unexpected treat reminded them all how much our civilian community appreciates their perseverance and hard work.

We do miss the personal interactions on base and in our community, which always motivates and inspires us to do what we do. And we do look forward to normalcy returning once again. Looking into the faces of dedicated young people whose devotion to task benefits us all, and whose constant state of preparedness is much of the reason we citizens can feel safe, is a reward beyond measure. Their total absence of entitlement or expectation from others, while they fulfill their pledge to defend and serve, is its own reward.

And, as always, we thank you, our supporters, for making this possible! No one knows what the next several months will hold, but we do know we can count on Darkhorse Battalion and the United States Marines. Semper Fidelis.

If you would like more information or want to make a donation or join our group, please email Karen Robbins at 35Robbins@gmail.com; or send a donation to Team Darkhorse 25462 Nellie Gail Road, Laguna Hills 92653.



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Nellie Gail Ranch Clubhouse Bar and Kitchen Update

In December 1988, Nellie Gail Ranch homeowners voted to purchase from Presley Homes the recreation center, which included the Clubhouse, Tennis Center, Swim Center, and Equestrian Center on 23 acres of property. The purchase price was \$1.45 million, which was paid off via a ten-year loan that was paid off four months early.

Over the years, improvements have been made to the recreation center. A spa was installed, new restrooms were added, and the Clubhouse was renovated to incorporate the management office. More recently, pickleball has come to Nellie Gail Ranch, and the recent Clubhouse refresh was completed renovating the interior and the exterior of the building.

In 1988 the following vision for the recreation center was presented to the homeowners along with the ballot to purchase, which was approved by a vote of 876 to 162:

When we own the facilities, we can create the type of Community Center that will be best suited for the use of all Ranch owners.

- *A place to meet neighbors and have Ranch social events*
- *It will protect our quality of life in this explosion of building around us*
- *It will give us a social identity*
- *A gathering place for young kids and teenagers*
- *We can have a swim and diving team*
- *We can develop a 1st class tennis facility and program specific to our needs*
- *We will be able to keep the equestrian theme of our ranch*
- *We can develop the Equestrian Center for greater use by ranch owners*

It is amazing to look back 32 years and see how much of this vision has come to pass and how the Recreation Center remains an integral and unifying amenity of the Nellie Gail Ranch community. The current Board continues to honor that vision and develop the Clubhouse to benefit and become a destination for all Nellie Gail Ranch homeowners to use and enjoy. In 2017



a survey of the homeowner identified interest and support for coffeehouse / healthy shakes, taproom & wine bar lounge, kitchen/food prep area, recreation center kids game room. With that in mind, the June 16, 2020, open session agenda distributed to homeowners included an action item to consider retaining a consultant to advise and assist with submitting an application to the California Department of Alcoholic Beverage Control for a private club beverage license. Following supportive comments from attending homeowners, the Board approved the consultant at the cost of \$5,250, and an application was subsequently submitted to the ABC at a cost of \$3,328. City of Laguna Hills fees totaled \$363, and the annual ABC license renewal fee, after issuance, is currently \$980.

We believe the license is on track to be issued within the next 90 days. From a liability standpoint, the Association will have an alcohol beverage rider with an anticipated premium of less than \$3,000 that will be tied to the current \$16 million limit. Bar operations will be conducted consistent with the license, ABC regulations, and any other applicable regulatory agencies. It is a private club license limited to serving our homeowners, tennis club, pickleball club, swim club, and equestrian center boarders and guests. Operating hours are anticipated to be Thursday through Saturday, late afternoons to 10 pm, and Sundays to 8 pm. As planning progresses, we are evaluating price points and an operations plan that will offset operating costs. Having the license will provide flexibility to offer a better selection of community event activities at the Clubhouse for homeowners and club members to attend gatherings and enjoy watching sporting events, participating in wine tastings, and visit socially.

The earlier referenced expenses and some investments in glasses and a sound system have been allocated to operating accounts.

What goes great with any beverage? Why food, of course! So concurrently, we are evaluating the build-out of the kitchen space. A commercial kitchen permit is required to operate the bar and serve foods from as basic as peanuts to the more comprehensive burgers and pizzas and small plate specialties. The permit will also

support community events and allow the ability for homeowners and club members to utilize the Clubhouse for private events. The September 15, 2020, open session agenda distributed to homeowners included an action item to consider retaining a consultant to advise and assist with the design of a kitchen and submitting to the county health care agency for permit approval. The consultant has been retained at the cost of \$6,050 to provide the rough-in kitchen permit compliant design, provide a proposed inventory of required equipment, and a cost estimate.

A budget for revenue and expenses will be developed consistent with the upcoming kitchen design. The plan and cost estimates will be reviewed at an upcoming open session meeting, at which time decisions will be made as to how best to move forward. Approved expenses will come from the current operating contingency, capital expenditure, and social activities budget line items.

We are excited to continue moving forward the vision of the 1988 homeowners. Many are still members of this community, and some who grew up here have purchased homes of their own and are raising families here in Nellie Gail Ranch. And many of you have moved in much more recently and become part of the rich heritage that is Nellie Gail Ranch. We look forward to gathering together soon to enjoy a beverage and light meal at the Nellie Gail Ranch Clubhouse.



Earthquake Kit, Part II

Being Prepared at Work and in the Car

By: Dr. Kenneth S. Cheng

In the September 2020 issue of the Pony Express, we wrote on the importance of preparing your home for an earthquake or other disaster. For some of us, however, nearly one half of our 24-hour day could be spent at work or in the car, so it makes sense to prepare for these possibilities as well. With the current pandemic, many of us are maybe working from home. Nonetheless, at some point, we should be prepared at work (home or place of business) as well as in the car. This month, we will address the need for your personal work and car earthquake/disaster kit. In addition, we will help you prepare your vehicle to "grab and go" when you must leave your home for safer ground.

Preparing at work. Although our work situations are all very different, what is common is the need to be safe during the disaster and the need to safely evacuate after the disaster. Recall from a previous article that most earthquake-related injuries occur when one tries to evacuate a building during an earthquake. These injuries most commonly occurs from falling glass or building facades while exiting a building, cuts from broken glass while running down hallways and corridors, and from falling file cabinets or other heavy objects. Most important during an earthquake is to Drop down to the ground, Cover by getting under or next to a sturdy desk or table, and Hold On or brace yourself to the table or desk during the shaking. After the shaking has stopped, you can then grab your work earthquake kit (see below) and evacuate the building.

The work earthquake kit is a personal "survival" kit designed to provide you with support items to help you self-evacuate your workplace and to get you to safety, be it home or another shelter. It will also provide you with support items if waiting for rescuers. In developing this kit, take into account your personal work environment. For example, if you work in a high-rise building, comfortable shoes and a flashlight are a must

for going down dark stairwells. If you work in a glass building, you may need the automotive glass breaker to break the safety glass. Food and water in any situation could help you survive beyond three days.

Your work earthquake kit should be easily portable; an old backpack would be ideal for storing the items in your kit. These items should include:

- Comfortable walking shoes
- Extra car keys
- 2-3 Bottles of water
- Snack items (granola bars, energy bars, etc.)
- Leather gloves
- Whistle
- Dust mask
- Tissue
- Small first aid kit
- Flashlight or light stick
- Extra batteries
- Swiss army-style knife
- Cash in small bills and quarters for phone calls
- Automotive glass breaker

Store this kit under your desk or other location where you spend the majority of your time. This makes it easy to grab and carry should you need to walk any significant distance.



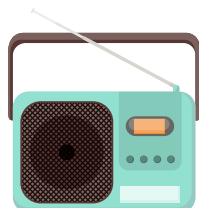
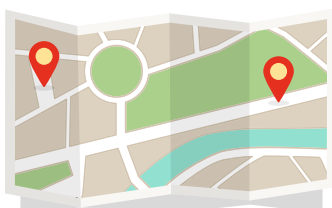
Preparing your car. Because much of our time could be spent in a car, we should also have a car earthquake kit as well. Your car kit should contain the following:

- ☐ Duct tape
- ☐ Signaling mirror
- ☐ Safety flares
- ☐ Jumper cables
- ☐ Can of aerosol "flat tire fix"
- ☐ Map of the local area
- ☐ Portable battery-operated or hand-crank radio
- ☐ Extra car and house keys
- ☐ Extra car phone charger
- ☐ Comfortable walking shoes in the event walking is your only mode of transportation
- ☐ Change of clothes
- ☐ 4-5 Bottles of water
- ☐ Snack items for two to three people
- ☐ Leather gloves
- ☐ Flashlight
- ☐ Extra batteries
- ☐ Light sticks
- ☐ Whistle
- ☐ Toilet tissue
- ☐ Small first aid kit
- ☐ Space blanket
- ☐ Multi-purpose, leatherman tool
- ☐ Matches
- ☐ Cash in small bills
- ☐ Small (folding) shovel to help get tires unstuck
- ☐ Permanent marker, pencil, and paper to write notes

Although some of the items are similar between the work kit and car kit, you should have these as two separate and distinct kits since we may not be at work when the earthquake strikes. In addition, it is recommended that you make it a habit to never let your gas tank fall below 1/3 to 1/2 a tank as a regional disaster will likely make access to fuel severely limited. The 1/3 to 1/2 tank should be able to provide you with enough gas to leave the immediate area or to get you home. Lastly, you should have a pre-disaster plan with the expected route you will take to get home, who will get the kids at school, what route to take to schools, and alternate routes (walking or driving) when overpasses or bridges are impassable (part of your preparation should be to look for routes where travel under an overpass or on the overpass is minimized.) If you leave your car, you should also place a note on the dashboard with the date, time, and your anticipated route of travel.

Preparing to "Grab and Go." After a significant disaster, you may decide that it is best to leave your home and seek shelter or assistance outside of the local area. There are many variables that come into play in making this decision, too many to list in this article but a possible topic to a future article. For the purposes of this article, the assumption is that this decision to leave has been made, but that there is also the understanding that the roads and highways will likely be gridlocked and that fuel will be scarce or non-existent. We only need to look at our nation's natural disasters, such as the recent tornadoes of Oklahoma, Hurricane Sandy, and Hurricane Katrina, to see the massive gridlock on the highways leaving these areas.

Why would we expect gridlock? When a significant earthquake strikes Southern California, the epicenter (and area of most damage) will likely be the San Andreas Fault in the Inland Empire, making travel in an eastward direction extremely unlikely and probably impassable. In addition, with the more densely populated Los Angeles Metropolitan area to our north and northwest, travel in these directions is unwise. This leaves our best direction of travel being to the south towards San Diego. Unfortunately, with only one artery to San Diego, we will likely



be in extremely slow-moving traffic.

Despite the fears of traffic gridlock, if you have decided to leave the local area, you will need to properly prepare you, your family, and your vehicle. In addition to your Car Earthquake Kit, you will also want to have a "grab and go" bag (or backpack). This includes:

- Additional cash in small bills
- Regional maps
- Sufficient water for each family member for 2-4 days
- Sufficient food for each family member for 2-4 days
- Emergency contact information
- All home documents from your home earthquake kit
- Extra fuel, if available

These items for your "grab and go" bag can be left in your home earthquake kit for easy accessibility.

The above kits can be assembled relatively easily and with minimal effort. The importance of these kits, however, cannot be understated. Similar kits can also be purchased ready-made at www.emergencycase.com and www.2BeReady.com. Both of these local companies are preferred vendors for the Nellie Gail Emergency Preparedness Committee.

This information on your work and car earthquake kit is provided to you so that you have a basic understanding of your potential needs during a disaster. Although the above kits provide the basic supplies needed, your kits will vary based on where you live, work, and normal commute times. The most important is to be prepared because "by failing to prepare, you are preparing to fail" (Benjamin Franklin).



New Research Shows The "Big One" Might Be Closer Than You Think.

The earthquake faults in southern California are the subject of great geologic study. A recent study published in *Lithosphere* on June 26, 2018, identified a new fault structure on the San Andreas Fault, the Durmid Ladder. This 1 to 2 mile wide, 15-20 mile long ladder fault is located near Durmid Hill (hence the name) in the Salton Sea area of southern California. Researchers have predicted a 75% chance of a rupture of this fault structure in the next 30 years, resulting in a massive earthquake of a magnitude 7.0 or greater in both southern California and northern California. This is not a typo....75% chance of a 7.0 or greater earthquake in the next 30 years. If for no other reason, this should get all of us to start preparing. There is a direct relationship between your efforts in preparing and your likelihood of survival.



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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.

TEEN BABYSITTER / DOG WALKER / HOUSESITTER

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

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

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

COME TO AN ADVENTURE IN MY GARDEN!!

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

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

PRIVATE TENNIS LESSONS

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

EXPERT QUALITY CAREGIVER

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

SKATEBOARDING LESSONS

Patient teenage Nellie Gail resident offering beginners skateboarding lessons at our house or yours (or the Laguna Hills Skate park when it reopens). Charges \$20/hour. Helmet required and pads recommended. Please text or call Dante at (949) 374-0145.

SOLAR FOR YOUR HOME,

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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

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

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

JACKSON HOLE, WY HOUSE RENTAL

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

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 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

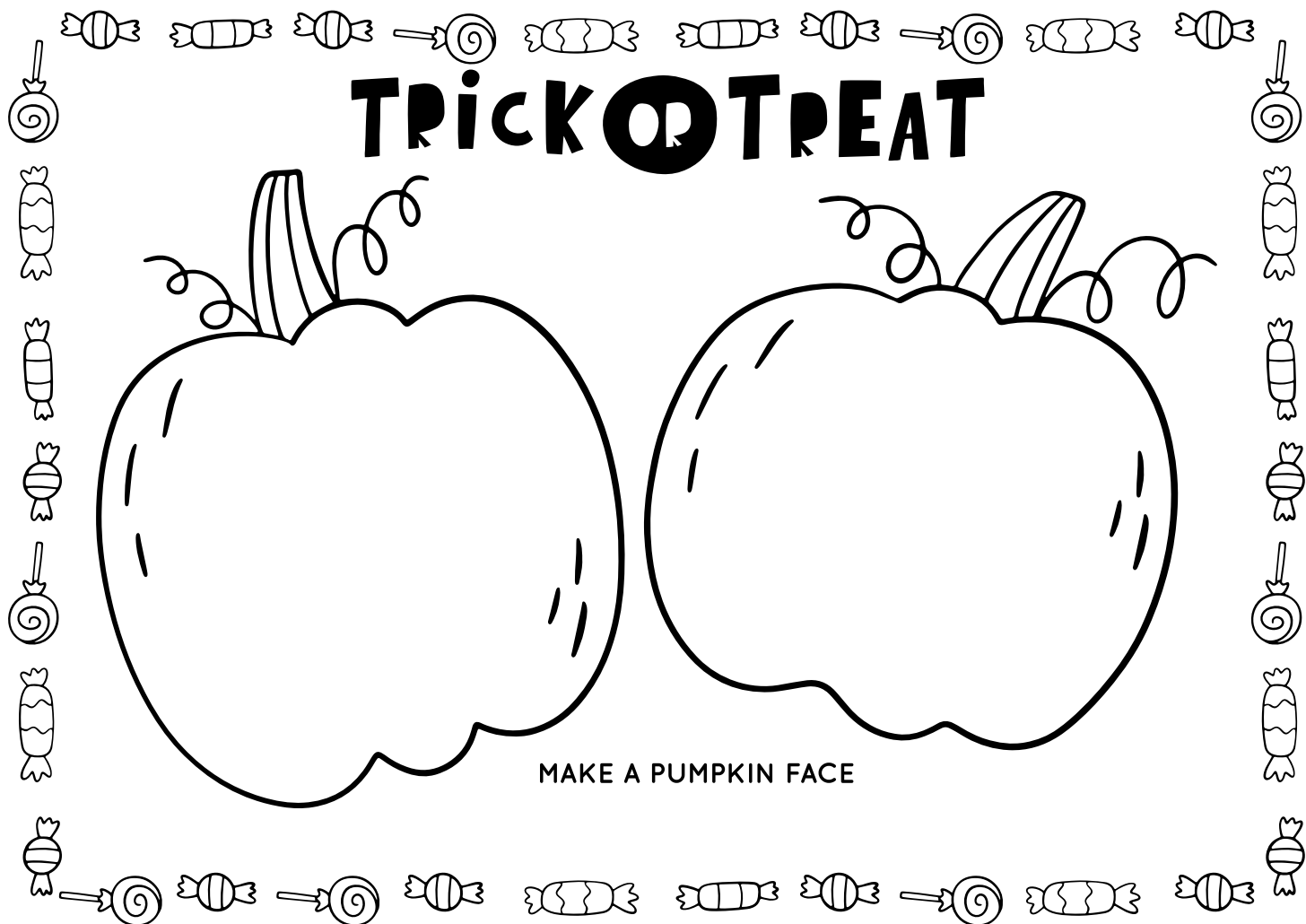
~~Don't~~ make a scene.



Shine Illumination has taken the lighting and display industry by storm by transforming venues into unforgettable experiences. Our boutique-like structure affords us the luxury of personal attention, which translates into better attention to our clients and their goals. That's why everything we build is completely custom, designed to fit a specific space, a targeted theme, and to exceed our clients' expectations. Our ability to concept, build and install an experience from the ground up sets us apart from the rest, and ensures you get an experience second to none.



The Puzzle Paddock



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Ranch Recipe

Pumpkin Alfredo

Ingredients

1 pound fettuccine cooked to al dente,
reserve 1 cup of pasta water
6 tablespoons butter
2 garlic cloves minced
1 cup pumpkin puree not pie filling
1/8 teaspoon nutmeg
2/3 cup half & half
1/2 cup freshly grated Parmesan cheese
off the block
1 tablespoon fresh chopped parsley

Directions

1. Bring a stockpot of water to a boil over high heat. Add a teaspoon of salt to the boiling water, then add fettuccine. Cook until al dente. Reserve about 1 cup of the pasta water.
2. Meanwhile, melt butter over medium-low heat. Stir in garlic and cook for about a minute, careful not to burn. Stir in half & half, Parmesan, pumpkin and nutmeg. Stir until sauce is heated through and cheese is melted. Stir in pasta water, about 1/4 cup at a time, until sauce is desired consistency.
3. Add pasta and cook over medium-high heat until sauce is smooth and pasta is well coated; about 1-2 minutes.
4. Divide into bowls and garnish with fresh chopped parsley and fresh grated Parmesan, if desired.

October

2020

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|--|--|---------------------------------------|--|--|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 ARC Meeting 7:00 PM | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 Board of Directors Meeting 7:30 PM Via Zoom Meeting (Link and password on page 4) | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 ARC Submittal Deadline for November 10 th Meeting | 28 Pumpkin Carving Contest Turn in your pumpkins by 5 pm | 29 Pumpkin Carving Contest Judging | 30 Pumpkin Carving Contest Judging Pick up your pumpkins by noon | 31 HAPPY HALLOWEEN  |

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