

# The Neighborhood News

October 2004

For the Homeowners of Potomac Landing  
Homeowners Association

## President's Corner

By Tim Sommerville

In March, Robin Mullin stepped down as our Association President, and Greg Buscher was voted onto the Board and accepted the Presidency. Greg is now relocating to the Long Beach area and has, thus, tendered his resignation. At the September meeting of the Board of Directors, I was appointed your new President, and I am honored to serve the homeowners throughout the balance of my tenure on the Board. We thank Greg for his service on the Board and his contributions to our community.

Sam Patel has agreed to step in and replace Greg as a Board member. Sam has assisted the Association in many ways over the last year, and we look forward to his contributions.

We are all grateful to Robin for her enthusiasm and energy on the Board over the last 3 years, and we intend to continue with that enthusiasm and her vision of a united community.

October brings the return of Autumn and our New Neighbor social and pumpkin carving. We are also looking forward to the results of our Events Committee meetings with events including a Holiday Home Tour and a Progressive Dinner that will be held in March. Please see the insert page of this newsletter. Our Entrance Enhancement Committee has been working hard to make sure progress is being

made on the monuments. An update is included on page 3. Watch for new holiday decorations this December thanks to a newly formed Holiday Decorating Committee and monetary support from Potomac Landing and Quissett Bay Associations. Thanks to all of our community members who serve on committees and do work in the background to support our many activities. If you need to contact me for any reason, please give me a call at 2407882 or send me an email to jimibud@cox.net.

## Potomac Landing Board of Directors

President: Tim Sommerville

VicePresident:

Sam Patel

Treasurer: Guy Knuf

Secretary: Lance Orloff

Member at

Large: Dave Mellon

## Homeowner Survey Results - March 2004

As you may recall, we included a survey card in our February newsletter to collect votes for the proposed initiative of upgrading our two entrance areas. We had a great response rate of 82.8% - 121 of the 151 homeowners returned the survey -

### Thank You!!

Here is a summary of the results: 58% liked the idea of changing the name to *Niguel Coast*. 68% were in favor of replacing our monument signs. A majority of homeowners preferred raising dues by \$13.06 per month for 24 months rather than giving a onetime \$300 donation.

As a result, the Potomac Landing Board of Directors voted last March to change the dba name of our tract from *Seacall* to *Niguel Coast* and to implement the increased monthly dues effective May 1<sup>st</sup>. Our legal counsel is filing papers regarding the name change, and the monument assessment will end May 1, 2006. See article on the Entrance

Enhancement Committee on page 3 for additional details and an update on this project.

## News From Your Architectural Committee

By Dave Mellon

We are experiencing vigorous growth of the plant materials in our Landscape Maintenance Areas. This is partially a result of the increased micronutrients in the reclaimed water to which we have converted. The extremely hot weather we had last month has contributed as well. Our landscape maintenance company, BotaCo, Inc. has requested and your Board has approved additional labor to keep up with the challenge of this vigorous growth. We hope to be caught up within the next few weeks. Please be patient as we grapple with this challenge.

Jim Browning of 24052 Caravel Place was appointed to the Architectural Committee at the Board of Directors meeting on August 25th to fill the unexpired term of Greg Buscher, who has relocated to the Long Beach area. Greg served on the Architectural Committee for two years and did a great job for the Association.

Please remember that any changes to the exterior of your home, landscaping, hardscape or fences, except an exact replacement, requires the submission of an architectural application and the approval of the committee before any work is initiated. This includes painting and any other improvements.

You may download an architectural application by visiting [hmullin.com/potomac](http://hmullin.com/potomac) and selecting the architectural application or by calling our Customer Service Representative, Melody White, or Lisa Terry at Villageway 4501515.

## Potential New Playground

By Izabella Rooney

The parents that have participated in our neighborhood play group strongly believe that our community needs a playground for our children, and we have identified an area near the community pool that would be an ideal spot. We are also fortunate to have a supplier of playground equipment as a member of our

community who will give us the best pricing available for new playground equipment. Obviously, with any new venture such as this, there is a lot to do before we ever break ground.

Our Associations have not funded for this type of expense, but the Board members for Quissett Bay and Potomac Landing seem open to discussion on this subject. We know that there are many homeowners in our community that would support this project, and **NOW** is the time to let your voices be heard! If you are in favor of having a playground built on Association property for our children, please email Izabella Rooney at [izabella.rooney@cox.net](mailto:izabella.rooney@cox.net) or phone 4814020.

## New Neighbor Open House

Our first New Neighbor Open House was such a success that we are having another one! This one will be held on **Sunday, October 10 from 3 to 5 pm** at the home of Jim and Carol Browning, 24052 Caravel Place. Please join your Board and welcome our new neighbors to our community.

## New Property Manager

Last March we were assigned a new property manager from Villageway Management. Her name is Lisa Terry and she is our primary contact for both Potomac Landing and Quissett Bay homeowner associations. Lisa attends all Board meeting and monthly landscape walks, processes architectural applications, coordinates Board directed actions, and answers questions and concerns of our homeowners. You can reach her at 4501515.

## Entrance Enhancement Update

By Izabella Rooney

The Entrance Enhancement Committee is pleased to report that all major design choices for our new

entry monuments have been made. We expect to submit a final drawing and application to the city no later than the end of November 2004. The sketch above is a nearly complete rendering of our future entry monument, although we are still making some refinements. Specifically, we hope to adjust the font to appear more rounded or elegant, and we may choose a different glass design or pattern on the lantern. The letters will be raised with low voltage backlighting to illuminate them at night, and the lantern

will light up at night as well.

The signs will be set in the center island of both entrances (Barkentine/Camino del Avion and Ridgeway/

Niguel) with the column/lantern positioned in the back as you enter the community from either main road. The name "Niguel Coast" will be printed on both sides of each monument wall.

Our next course of action is to request multiple bids from various contractors. Once we have the final bids in place, the Potomac Landing Board will review its funds available in general reserve as well as

the funds accumulated in the reserve account segregated for the entry monument. Since this account

only began funding last April after a community vote in favor of the project, we may not be able to begin

construction until the account is more adequately funded.

## Neighborhood Watch

Some of you may be wondering "What ever happened to our Neighborhood Watch program?" Well, here's the latest scoop:

About 15 homeowners gathered in 2003 to hear a Sheriff's deputy tell them about Neighborhood Watch. The decision was made to adopt the program, and we compiled a list of street captains. Margaret Cawein stepped up to head up the project.

The signs to post in our neighborhood were ordered over a year ago, the order was lost, and they were reordered in the Spring. Now

we are told that we won't receive them until a new design has been approved. We will continue to follow up with the city until this project

is finalized.

## The Neighborhood News

Published Two to Three Times Per Year

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## News from the Quissett Bay Association

**By Diane Sommerville**

The Quissett Bay Association Board of Directors oversees the common external slopes around the combined communities of Potomac Landing, Le St. Tropez Condominiums, and Quissett Bay Townhomes. In addition, the common recreational area is in our jurisdiction, including the pool, spa, and tennis courts, as well as the adjacent landscaped areas.

The Quissett Board has taken steps in the past 12 months to put together maintenance schedules for all of our facilities. This includes a written plan for maintaining trees and shrubbery. In addition, we are sensitive to the needs of our homeowners, especially when trees on our common

areas are blocking ocean views or causing root damage to concrete slabs.

Last month, the spa was completely restored with new stucco, tile, and caulking. We appreciate everyone's patience while the necessary repairs were done. While the pool does not need repairs at this time, we constantly maintain its cleanliness with visits from the "pool guy" several times per week. He also maintains the filters and the pumps. We also have a service that locks and unlocks the pool area.

Just as a reminder: The pool will not be heated for three months during the winter, primarily due to low usage and high heating costs. The pool will be open but not heated from December 1 until March 1. Just prior to March 1, the pool will be emptied, cleaned, then refilled.

In the next 6

months, our plans are to have new stucco applied to the walls around the pool, including the walls going down to the street. We will also be adopting a color scheme with possibly some accents

that will blend with the new monuments at the Barkentine and Ridgeway entrances. To coordinate with the new monuments, the Board has approved a plan to repaint and stucco the common walls along Camino del Avion.

By the time this newsletter is published, the tennis court will have been resurfaced, and new

## **Wine and Food Pairing Group**

A number of our neighbors are forming a wine and food pairing group, which will include monthly gatherings at different homes in the community.

There may also be trips to the wine country. It promises to be a fun time for all.

If you are interested in joining such a group, please contact Yvonne Colburn at 4931150.

screens were installed inside the entire tennis court area.

Your Quissett Bay Community Association consists of Board Members Dave Baldoni, President; Kellie Redden, VicePresident; Jamie Hornbeck, Secretary; Diane Sommerville, Treasurer; and Izabella Rooney, Member at Large. Three Board members seats will be up for election in November, and if any homeowner is interested in running for the Board, please contact Lisa Terry at Villageway Management by calling 4501515.

## **Community Events**

Your Events Committee has been busy planning some community fun! If you would like to volunteer

to help at any of the listed events, or need more information, call Robin Mullin at 3636604.

### **New Neighbor Open House**

On **Sunday, October 10<sup>th</sup>**, the Potomac Landing Board of Directors will host a

### **WELCOME OPEN**

HOUSE at the home of Jim and Carol Browning at 24052 Caravel. Anyone who wants to come by

and meet some new neighbors or talk with Board members is welcome to stop by for snacks from

3 -

5 pm.

### **Pumpkin Painting/ Carving**

One of our new neighbors, Corinna Taylor, has a talent for holiday crafts. On **Sunday, Oct.**

**17<sup>th</sup>**,

from 2 – 4 pm, she has graciously offered to open her home at 32352 Ridgeway to all of us (including children accompanied by a parent) who want to come over and paint or carve pumpkins.

Pumpkins, supplies, snacks and drinks will be provided. Please RSVP to Corinna at 4955110.

### **Holiday Home Tour**

Join us on **Sunday, December 5<sup>th</sup>**, 4 – 7pm for a fun neighborhood holiday celebration. Bring the

family to see the lights, have some cider and cookies, and peek inside a few of the beautiful homes

in our community. Watch for more details on this new event in November.

### **Gingerbread Houses**

Stop by on **Friday, December 10<sup>th</sup>**, from 3 – 4:30 pm to learn the art of gingerbread house construction

with Corinna Taylor. Children under 7 must bring a grownup

to help. We will provide all

the supplies needed, but request an RSVP to help us purchase goodies. Call Corinna at 4955110.

### **“Blast Into The Past” Progressive Dinner**

You won't want to miss this delightful adult event that offers an opportunity to meet some new

friends and remember the best tastes and sounds of three different decades. We will have appetizers

from the '40s, dinner from the '50s, and dessert from the '60s. Mark your calendars for

**Saturday,  
March 12<sup>th</sup>, 2005.**

## **Welcome New Neighbors**

**Joel and Suzanne Manfredo,**

24062 Caravel Place— Joel

and Suzanne moved here

from Maryland when Joel accepted

the position of Chief

Technical Officer for the Irvine Company. They

have two teens, Nikki, 17, and Kyle, 16, both

attending Dana Hills High School. Suzanne is a

stayathome

mom who is busy fixing up the

house and taking care of their 3 dogs. Suzanne

is already becoming involved in our community

and has volunteered to help with holiday

decorations.

Joel and Suzanne miss having a basement,

but they LOVE their ocean view!

**Nick and Terri Reid,** 24966 Caravel Place—

Nick and Terri were both born in America, but

have spent the last two decades overseas,

most recently in Sydney, Australia. They returned

to the US to look after aging parents.

Nick works from home as Regional VP of a

collection

of hotels and resorts located in Australia,

New Zealand, Fiji, and Indonesia. Terri is Director

of Sales and Marketing at the St. Regis Hotel

in Monarch Beach. Their son, Tim, 19, is

working in Australia in the ski fields, but will be

enrolled at Macquarie University in Sydney in

January. Their younger son, Sam, is 17, and

attends Dana Hills High School. They have two

dogs, Sharpeis,

named Liberty and Elvis. They

are delighted with their choice of neighborhoods.

**Kim and Karen Marburger,** 24001 Dory— Kim

and Karen moved to Laguna Niguel from Michigan

when Ken assumed a new management

position with his pharmaceutical company. They

brought their two youngest daughters with

them, Mindy, 22, and Megan, 20. Karen loves to

paint in all mediums and hopes to find time for

her art after they are settled in.

**Bill and Debbie Corley,** 24012 Piragua— Bill

and Debbie feel like they are “back home” after

being in Atlanta for 12 years. Daughter, Cassie,

is 13 and is in the 8th grade at Niguel Hills, and

son, Connor, is 10 and attending Malcolm

School in the 5th grade. The other “kids” are

Smooch (a Boston Terrier) and Holly (a rabbit)

**Frank Griswold and Corinna Taylor,** 32352

Ridgeway— Frank and Corinna are anxious to get

involved in our community, and along with

Corinna’s daughter, Brianna, they are looking

forward

to meeting their neighbors. Brianna, age 9, is

attending Moulton. Frank is a commercial property

manager. Corinna is an interior designer/

remodeling expert who speaks 4 languages, loves

to share her trade secrets, and is a “Super

Shopper”

who says she can find “anything” you are

looking for. Please call them to get acquainted at

4955110.

**Gerald and Mona Goldstein,** 32362 Ridgeway—

Gerald and Mona moved to Laguna Niguel from

San Francisco to be near family. Their son,

Ashton, was born just before they arrived here.

Gerry is a product strategy and marketing director

for a software company, and Mona will be returning

to work this fall as an OB/GYN nurse at Orange

County Women’s Medical

Group.

## **Bouncing**

### **Babies**

**Ashton Andrew Goldstein,** parents Gerry and

Mona Goldstein (32362 Ridgeway) born June 5,

2004, 6 lbs. Ashton decided to arrive three weeks

early, but managed to arrive healthy and adorable.

**Kayla Gayle McClain,** parents Jason and Sofia

McClain (24021 Piragua) born September 7, 2004,

weighing 7 lbs. 6 oz. (See picture below).

## **Board Meetings**

The Potomac Landing Homeowners Association

Board of Directors meets on the third Wednesday

of each month. Due to the high cost of renting a

room at the Malcolm School, the meetings are

now held at the home of Tim and Diane

Sommerville

at 24042 Caravel Place at 7 pm. Homeowners

are welcome and encouraged to attend.

**Scheduled Meetings:** October 20

November 17

December 15

The Quissett Bay Association meets on the third Tuesday of each month either at the Association pool or at the Sommerville's.

## **Community Website**

[www.hmullin.com/potomac](http://www.hmullin.com/potomac)

Our Potomac Landing website continues to be a growing resource for our community. We now have many items posted for your convenience: Architectural Guidelines; Architectural Application; Photos; Newsletters; etc.

The website is hosted and maintained currently by Harry Mullin as a community service at no cost. Thank you, Harry, for your time and effort the past two years! Anyone wishing to help with the web page design or content can contact Harry at [harry@hmullin.com](mailto:harry@hmullin.com).

## **Toddlers Play Group**

By Izabella Rooney

Our playgroup meets every Monday afternoon at 4:00 pm either on Broadhorn or Frigate, near the end of the culdesac.

Parents who wish to participate with their toddlers are encouraged to bring bikes, tricycles, balls or other "outdoor" toys that will make this play date more fun and engaging for the kids. We also regularly meet on Thursday mornings at 10:00 am at various homes, or we periodically meet at

the pool if it is a hot day. Upcoming special events include decorating pumpkins for Halloween and making gingerbread houses for the holidays. If you would like to join our play group or add an alternative

play date to the calendar, please email Izabella Rooney at [izabella.rooney@cox.net](mailto:izabella.rooney@cox.net) or phone 4814020.

## **The Neighborhood News**

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### **Mark Your Calendars!!**

**We are planning some community fun—  
see inside for details.**

Sunday, October 10 New Neighbor  
Open House

Sunday, October 17 Pumpkin Carving  
Sunday, December 5 Holiday Home  
Tour

Friday, December 10 Gingerbread  
Houses

Saturday, March 12 Progressive Dinner