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## Living

JANUARY 2026



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- The Annie Clougherty Team



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Have feedback, ideas or submissions? We are always happy to hear from you! Deadlines for submissions are the 25th of each month for two months out (example: Jan. 25th for March).

Email your thoughts, ideas, and photos to:  
[kwhitney@bestversionmedia.com](mailto:kwhitney@bestversionmedia.com)

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## Dear Newport Beach Neighbors,

As we welcome 2026, I want to extend my heartfelt gratitude to our advertising partners, contributors, and the dedicated Newport Beach Living team. Your creativity, collaboration, and unwavering support make this magazine possible each month, and your commitment to our community shines through every page.

In this issue, we're excited to introduce you to the Irwin family, a lively, loving family of six who have planted deep roots here in Newport Beach. Their story reflects so much of what makes our community special: connection, intention, and a deep appreciation for the coastal lifestyle we're fortunate to call home.

We are also spotlighting two valued partners this month. **Neptune Co.**, a full-service design-and-build company based right here in Newport Beach, continues to transform homes with craftsmanship, vision, and a seamless design-to-completion approach that elevates the everyday.

And at **Meridian Wellness**, healing is approached as both art and presence. Founded by acupuncturist and Farbod Mirhossein, the practice is rooted in Japanese-style Meridian Therapy Acupuncture and guided by the belief that mind, body, and energy are deeply interconnected. His partner, **Jenna**, is an intuitive healer who offers energy work, conscious couples workshops, and group sessions designed to deepen awareness and alignment. Together, they create a space where clients can experience grounding, clarity, and meaningful transformation.

We are also thrilled to announce that our new mayor, **Lauren Kleinman**, will be contributing to our Mayor's Column. In this issue, we share more about her personally, her vision for the months ahead, and what she hopes to accomplish on behalf of our city. We look forward to sharing her insights with you throughout the year.

As we move into the new year, we hope this season brings you inspiration, renewed hope, and moments of joy with the people you love. Thank you for allowing us to be part of your home and your community. We look forward to another year of celebrating the people, places, and stories that make Newport Beach extraordinary.

Happy New Year!

*Kym Whitney, Julie Means, Amanda Huntsman*

Newport Beach Living Team

*We are devoted to sharing stories, events, and news among our neighbors in this wonderful community. If you have something to share, please email [jmeans@bestversionmedia.com](mailto:jmeans@bestversionmedia.com).*

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BY BRIGID CIANFRANI AND CAROL CRANE

Newport-Mesa looks forward to another productive year of student social-emotional maturity and academic growth. Last year, NMUSD saw an overall 2.24% growth in our state testing scores.



Our senior class's completion of the college application process now transitions into the admissions waiting game. The best of luck to the Class of 2026! *"Inspire, educate, elevate"* is our district's motto. Every day we live by it. We are driven to ensure that every student can find a pathway for success. Whether it be the arts, the sciences, the humanities, or athletics, the opportunities for involvement abound. Such participation is demonstrated by our zone students' successes in the arts,

including the Harbor Council PTA Reflections Arts competition. More than 65% of the top three finalists in the 6 categories were from the Corona del Mar Zone. Eighteen of those were first place finalists and are advancing to the county's Fourth District PTA level of judging. The results will be announced in late January, 2026. Additionally, a shoutout to **CdM student Eden Meyer** for having her oil painting chosen to be among Orange County's top visual arts entries. She was recognized at the Orange County Department of Education for her exceptional work (see photo).



Carol Crane



Brigid Cianfrani



Corona del Mar High School's fall sports teams all made league finals and/or CIF appearances, demonstrating our students' depth of talent and dedication. They ended the fall sports season with **TWO CIF championship titles**. Our **Girls Flag Football Team clinched the D-2 Championship**, managing to come back from a shaky start of the season to earn a CIF crown. The **Girls Tennis Team** dominated the rankings and handily defeated Portola for the **D-1 Title**. The **Sea Queens were qualifiers for the state title - the first time in CDM's history!** An epic Battle of the Bay took place as two storied NMUSD high schools fought for the CIF Open Division Water Polo Championship. **Newport Harbor's Boys Water Polo Team**, ranked first in the nation, was the victor over the **CdM Boys Water Polo Team**, ranked third in the nation. It was a historic celebration!



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Our elementary school students are launching the new year with vigor as they focus their energy on learning and creating community. Philanthropic drives, which began in December, are bridging over into a day of service as we head into the Martin Luther King commemoration. Jog-A-Thons, 6th grade outdoor science camp, lip sync contests and a focus on academic learning are just a few examples of our CDM zone's enriching experiences at our school sites.

As we launch the new year, let's renew our commitment to:  
**BE responsible digital citizens when using the Internet**  
**BE helmet heroes when riding bikes**  
**BE kindness ambassadors**  
**BE upstanders in all endeavors**

We wish you all a safe, peaceful and healthy 2026!

*Brigid Cianfrani and Carol Crane are longtime volunteers in the Newport Mesa Unified School District, former PTA presidents at the elementary and high school levels and former Zone Pack chairs. Carol Crane currently serves as a member on the Newport Mesa Unified School District (NMUSD) board, Trustee Area 3. Brigid Cianfrani works as a substitute teacher in the district and is the current chair of the CdM Zone Pack Committee.*

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# VEA Local Happenings

BY HEIDI PILECKI



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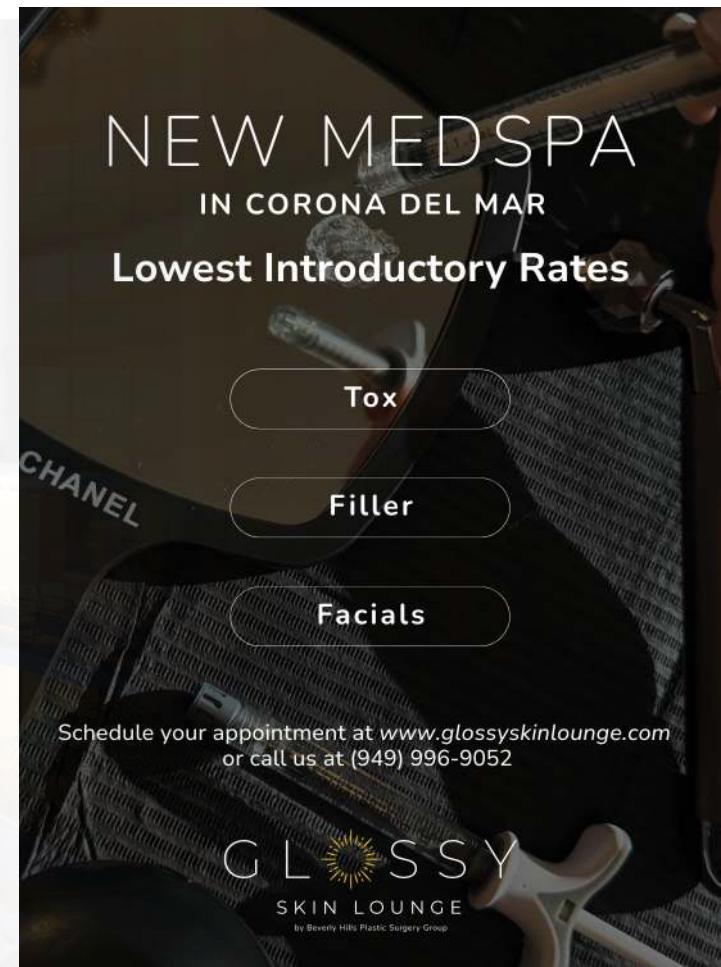


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# Let's Ask Katie!

BY KATIE MACHOSKIE

**Hi Katie,**

**f you could be brutally honest with sellers, and "talk turkey," what would you want to tell them**

**- John M, Newport Beach**

Hi John,

As agents, we walk a fine line between being a fiduciary to our clients, and delivering accurate, realistic information that some might find hard to accept. Someone once told me that houses were like babies. Everyone thinks theirs is the prettiest and is more special than any other. Somehow, as agents, we have to navigate the emotional aspects of selling and buying homes while being mindful that for most, this is the most significant asset people own.

Chris Smith is a 3x bestselling author, coach and Instagram sensation who often *"says what agents wish they could."* I'll share a few of my favorite quotes of his that are definitely in the *"talking turkey"* category for Sellers:

- This is your biggest financial transaction. Ever. And you're comparing agents based on who charges the least. Bold strategy.

- "Why is my house not selling?"  
Because you priced it based on:  
What you need  
What you spent  
What you hope  
Not what it's worth

Your home is worth what a buyer will pay **TODAY**. Not what your neighbor got last year, not what Zillow says, not what you *'need'* to make your next move. The market sets the price, not your feelings about your kitchen renovation.

Chris is tough. But he's right. I promise I'll always tell it to you straight—but I'll be gentle about it!

Cheers to a bright and prosperous 2026!

*Katie Machoskie is a REALTOR and Founder of the Machoskie & Associates team at COMPASS in Orange County (DRE#01380037). With over 23 years of experience, she has sold over \$1.335 billion. She and her team of neighborhood specialists are ready to assist you anywhere in OC. Have a question? Email her at [katie.machoskie@compass.com](mailto:katie.machoskie@compass.com) and Follow her on Instagram @machoskiehomes.com*

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## Get to Know Neptune Company Where Vision, Craft & Connection Become Home

BY AMANDA HUNTSMAN

When Diana Baker began her design career in 2010, she quickly developed a reputation for listening deeply and designing with intention. What started as interior design work grew organically into something much larger as she found herself increasingly engaged in every part of the construction process. Her natural evolution into the design-build space became the foundation for The Neptune Company, now one of Newport Beach's most trusted and thoughtfully run firms.

Today, Diana leads a licensed general contracting team based locally, bringing architecture, interior design and construction together under one roof. Their approach offers clients something rare: a seamless journey from the first spark of inspiration to the final key in hand. The Neptune Company specializes in high-end custom homes built with a blend of elegance, craftsmanship and genuine heart—an experience shaped around the lives and dreams of the families they serve.

Connection is the foundation of Diana's process. Every home begins with a conversation, not just about how clients want to live, but how they *dream* of living. It's this understanding that guides the team as they craft homes that are both meaningful and masterfully built. Being based in Newport Beach also allows the team to stay personally connected and readily available, elevating the client experience in a way that sets them apart.



The driving inspiration behind The Neptune Company came from Diana's desire to simplify what is often an overwhelming journey for homeowners. By blending architecture, design and construction within a single company, she created a streamlined, highly collaborative process that replaces stress with clarity and creativity. It's a philosophy that continues to guide the firm as it expands its work across the country, including a newly launched custom riverfront project in Arizona that has just broken ground.



**Personal Life**

Diana and her family have called Newport Beach home since 2019, embracing the lifestyle that makes this community so special. They love the sense of connection, the active coastal energy, and being just steps from the beach. When the workday winds down, weekend life takes over: Sunday beach volleyball, cheering on their daughter as she rows at NAC, biking the boardwalk, hosting neighborhood gatherings, relaxing with family and even learning to ride horses with friends.

Giving back is an integral part of Diana's everyday life, whether through school volunteering, serving as PTA president, or participating in local beach cleanups. It's all part of being rooted in the same community they design and build for.

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# Meet Meridian Wellness OC

## A Conscious Approach to Healing in Newport Beach

BY KYM WHITNEY

At Meridian Wellness OC, healing is both an art and an act of deep presence. Founded by acupuncturist and intuitive healer Farbod Mirhossein, the Newport Beach practice is rooted in Japanese-style Meridian Therapy Acupuncture and grounded in the belief that the mind, body, and energy must be treated as one interconnected system.

Farbod's journey began humbly in 2017, practicing out of the back of a hair salon before moving into a profit-share arrangement with a functional medicine doctor in San Juan Capistrano. This past June, his vision took shape in its truest form with the opening of his own dedicated wellness space in Newport Beach; a calming environment designed for transformation, connection, and conscious expansion.

### A Practice Built on Presence

Meridian Wellness OC offers patients far more than traditional acupuncture. Farbod and his partner, Jenna, take a fully immersive approach that allows clients to feel seen, heard, and deeply supported throughout every session. Farbod is an acupuncturist, and unlike many acupuncture practices, he never inserts needles and steps out. He remains fully present, guiding patients through a complete energetic and physical rebalancing rooted in the principle of treating the root to treat the branch. As Farbod notes, "As long as what you're dealing with doesn't need immediate medical attention, we can treat it."

Treatments extend beyond acupuncture. Jenna is an intuitive Healer, which includes energy healing, conscious couples workshops, and group workshops. They also offer herbal modalities designed to help patients enhance their experience of life and cultivate greater awareness, alignment, and growth. Their clients often describe sessions as intuitive, grounding, and profoundly transformative.

### What Makes Meridian Wellness OC Different

At the heart of the practice is connection—deep, genuine and transformative. Both Farbod and Jenna bring powerful intuitive gifts to their work, creating an environment where patients feel safe exploring their emotional, physical and energetic imbalances. This level of trust often extends to entire families: spouses, children of all ages and even parents. As Farbod shares, "Because of how deeply connected people feel to us, we're able

*to get a more intimate lens into the person's full life. Healing isn't limited to the individual—it permeates the entire family."*

Their collective mission is clear: to help patients transform their health by identifying root imbalances and delivering results-driven clinical and energetic modalities that empower them to feel aligned, live renewed and experience lasting transformation.

### Supporting the Whole Human

Meridian Wellness OC helps patients address a broad spectrum of imbalances, including:

- Anxiety, depression & emotional disturbances
- Digestive concerns & menstrual challenges
- Physical pain
- Negative self-beliefs & self-doubt
- Childhood wounds
- Relationship misalignments
- Energetic blocks
- Indecision and lack of confidence
- Heartbreak & personal or spiritual growth
- Goal setting and dream actualizing

The practice's greatest success, Farbod says, is the ability to wake up every day doing what he loves, feeling fulfilled by the impact he makes and living a life where work is energizing rather than draining. *"To go on vacation and not feel anxious about coming back is a success. To have a lasting impact on people's inner and outer world is a success."*

### A Message to the Community

Farbod's heartfelt message resonates deeply in today's fast-paced world:

*"We've become trapped by our outside circumstances—always keeping up, always accumulating, always striving. Even when we 'get' the thing, something still feels off. We have advanced technologically, but our energetic and emotional bodies have taken a hit. To leave this place we call home better than we found it, we must return inward. We must reconnect with our bodies more presently and intimately."*

### Looking Ahead

Meridian Wellness OC is excited to introduce future events and retreats—both locally and abroad—that will create powerful opportunities for healing, growth, and personal transformation on a larger scale. Their vision is clear: to help individuals shift and, through them, uplift every life they touch.

### Life in Orange County

Farbod has called Orange County home since 1998, when his family moved to Irvine. He loves the weather, the abundance of resources, and the rich cultural diversity woven throughout the region. Jenna, who moved to OC in 2004, is equally anchored here. She loves the beaches, the people, the diversity and the unique energy that sets it apart from so many other places.

Outside of work, you'll find them soaking up family time—traveling, spending time with their kids, working out, going to the beach, and enjoying great food.

While they are not yet involved in local charities, Farbod and Jenna look forward to discovering opportunities that align with their values: health, social awareness, supporting children, homelessness solutions and small business advocacy.

### Contact Meridian Wellness OC

(949) 418-7762

[hello@meridianwellnessoc.com](mailto:hello@meridianwellnessoc.com)

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

Instagram: [@farbodmirhossein · @theglowinglotus](https://www.instagram.com/@meridianwellnessoc)

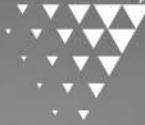


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5 Maritime	Jasmine Creek	\$2,250,000
41 Mainsail	Jasmine Creek	\$2,300,000
34 Mainsail DR	Jasmine Creek	\$3,000,000
43 Mainsail	Jasmine Creek	\$3,100,000
24 White Water DR	Jasmine Creek	\$3,105,407
1235 Santiago Dr	Dover Shores	\$5,800,000
1530 Anita LN	Dover Shores	\$5,850,000
57 Cape Andover	Castaways	\$6,350,000
1331 Antigua WAY	Dover Shores	\$7,250,000
2602 Circle DR	Bayshore	\$5,475,000
648 Harbor Island DR	Harbor Island	\$8,200,000
736 Harbor Island DR	Harbor Island	\$8,500,000
51 Sea Pine LN	Big Canyon	\$1,349,000
2639 Bamboo Street	Eastbluff	\$3,200,000
1917 Yacht Colinia	Seaview	\$3,400,000
5 Rue Marseille	Big Canyon	\$3,400,000
2215 Arbutus ST	Eastbluff	\$3,770,000
1955 Port Laurent	Harbor View Homes	\$4,000,000
6 Rue Cannes	Big Canyon	\$4,280,000
23 Lochmoor LN	Big Canyon	\$6,000,000
15 Boardwalk	Bonita Canyon	\$6,600,000

\*Teri Armstrong Hardke represented the buyer and seller. Best Version Media does not guarantee the accuracy of the statistical data on this page. The data does not represent the listings of any one agent or agency but represents the activity of the entire real estate community in the area. Any real estate agent's ad appearing in the magazine is separate from the statistical data provided which is in no way a part of their advertisement.

## TERI AND TEAM'S RECENT CAREER ACCOMPLISHMENTS

- Nearly \$1 Billion in career closed sales volume in Orange County<sup>1</sup>
- The #1 agent in One Ford Road gated community so far in 2025, as well as #1 since 2006, with nearly \$50,000,000 in closed escrows<sup>2</sup>
- Over 75 years of combined residential real estate experience
- Coldwell Banker Newport Beach is the #1 CB office Nationwide<sup>3</sup>
- Past recipient of International Society of Excellence award and a Top Small Team award Nationwide<sup>4</sup>



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<sup>1</sup>Based off information pulled 12/1/2025 from CRMLS/Orange County and other sources for 1/1/2000-12/1/2025. <sup>2</sup>Based on information pulled 9/7/25 from CRMLS/One Ford Road and other sources for 2006-YTD for cumulative sales volume, as provided by First American Title. Will not reflect any off-market sales. <sup>3</sup>Coldwell Banker (CB) and Coldwell Banker Company Owned (CBO) 1/1/21; #1 office nationwide by AGCI with over 101 Sales Associates. <sup>4</sup>Based off GCI for 2019, Coldwell Banker. Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (41542582)





**1 KYM Whitney** - This month, I'm excited to jump back into pickleball at The Tennis & Pickleball Club at Newport Beach. I usually slow down during the holidays with so much else going on, but January always brings me back to the courts. There's nothing like a little friendly competition and the built-in social time with friends. TTC has 32 courts, a stadium court and a full-service restaurant, plus event space. They also recently opened their sister club just down the street, off Jamboree, next to the Hyatt. TTC Newporter Club has 22 courts and a 9-hole golf course. If you haven't tried pickleball yet, consider this your *nudge* to give it a try.

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

## TOP 3 JANUARY FAVES



**2 MANDY HUNTSMAN** - My January pick of the month is the phenomenal Gemma (Hair by Gemma), a master stylist who caters to my entire family's hair needs. My husband and son swear by her fantastic hand-cut men's styles, while I rely on Gemma for my extensions, cuts and color. Since 2010, Gemma has honed her craft, with skills rooted in the prestigious Sassoon method, having trained under Andrew Riley. Her signature hand cuts are a true game-changer, perfect for achieving a sharp, stylish men's cut or restoring hair to its most vibrant, healthy state. She also excels in vibrant color work and K-tip extensions. You can find Gemma locally on Newport Boulevard & 18th Street. **Call or text 951-837-5400** to book your appointment or check out her work on Instagram **@goodhairgemma**.



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3

**JULIE MEANS** - It's a new year - time for new flavors, new tastes and exploring new restaurants along with long-time favorites! A wonderful way to do that is during **Newport Beach Restaurant Week, January 15-25**. For two fabulous weeks, Newport Beach showcases wide-ranging delights in one of the top dining destinations in the country. Participating restaurants offer prix-fixe specials for lunch and dinner. Friends and I have enjoyed finding new dishes, cuisines and relishing great flavors at our favorite locations with wallet friendly prices. Highlights from the past include a decadent lunch at An Qui at South Coast Plaza, dining alfresco and delighting in new pizzas and salads at Cucina Enoteca at Fashion Island and savoring a full three-course dinner at Bungalow in Corona del Mar. I wonder what will be on the menu this year? Round up your family and friends and make a reservation during this popular event!

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# Get Ready to Go Greek

## Blending Old World Traditions with Fresh New Flavors in Newport Beach

BY JULIE MEANS



**Classic Handcrafted  
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Opa! "Meraki" is the Greek concept of creating with passion, embodied by Tim Littman and Eduardo Licona, franchisees of the recently opened Go Greek Yogurt location in Newport Beach. Their passion for the tangy and sweet treat was so consuming that they visited the shop in North Hollywood three times a week while living there. Littman, a native of Newport Beach, and his partner, Licona, wanted to bring the fresh, flavorful and artisanal Greek yogurt to our seaside community to share in the joy.



Go Greek Yogurt opened with great fanfare recently at 191 Riverside Ave., Unit C, next to Starfish and close to Ces't Si Bon. Thoughtfully designed in a modern Mediterranean style with shades of Aegean blue and hand-laid tiles, the setting features indoor and outdoor seating for 20 customers in 1,200 square feet. Go Greek was intentionally designed for guests to connect and slow down, savoring every bite of the authentic, wholesome yogurt and fresh toppings. Honoring traditional recipes, the base for the yogurt is flown in daily from Greece. Original tart and sweet flavors are offered, along with assorted seasonal flavors and a non-dairy option. Toppings include a variety of fresh fruit, granola, classic sweets and assorted candy.

Go Greek Yogurt launched in Beverly Hills in 2012 and has steadily expanded its fresh, health-forward concept, with Newport Beach marking the first location in Orange County, the 4th in California, and the 13th globally. The brand is beloved by A-listers such as the Kardashians, Jennifer Aniston, Gigi Hadid and others.

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## COREY ANTHONY GROUP 2025 PORT STREETS *CLOSED SALES*

PROPERTY ADDRESS	SALE PRICE	CLOSE DATE	REPRESENTATION
1991 Port Claridge	\$10,175,000	7/2/2025	Represented Buyer
1901 Port Bristol*	\$9,163,000	8/14/2025	Represented Buyer
1969 Port Dunleigh	\$6,000,000	8/7/2025	Represented Seller
1954 Port Locksleigh	\$5,439,665	7/29/2025	Represented Buyer
1940 Port Provence*	\$4,924,000	2/20/2025	Represented Seller + Buyer
1998 Port Claridge	\$4,025,000	2/27/2025	Represented Buyer
1955 Port Laurent*	\$4,000,000	11/7/2025	Represented Buyer

\*Sold Off-Market





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# Meet the Irwins Community, Connection, & the Coast

BY AMANDA HUNTSMAN | PHOTOS BY ADRIENNE ENCINIAS PHOTOGRAPHY

Rob and Janelle Irwin have built a life in Newport Beach grounded in family, community, and a shared love of sports, sunshine, and the coastal lifestyle. Their four children—Allie (6), Sophie (4), Millie (2), and baby Hudson (3 months), all born at Hoag Hospital are already growing up with deep roots in the place their parents have long cherished.

Rob was born and raised in Yorba Linda, California, while Janelle grew up in Fullerton. Their educational paths ran parallel in many ways: Rob graduated from Servite High School in 2005 before heading to the University of Arizona, where he earned his degree in business management from the Eller Business School in 2009. Janelle attended Fullerton High School, graduating in 2007, and went on to the University of California, Irvine, earning her degree in Criminology in 2011.

Their own story as a couple began on 41st Street on the Peninsula in Newport Beach. Rob had moved there after college to rent a house with a high school friend, and Janelle was living nearby as a student at UCI. Their friend groups blended seamlessly, and what began as casual hangouts by the beach soon evolved into dates, connection, and eventually a partnership that led to marriage and family.

Professionally, Rob serves as a marketing executive for a distributor in the aviation industry. His work primarily oversees the advertising, e-commerce, event coordination, and more for the business. What he loves most is that the work is far more than traditional marketing—it's about building client trust and supporting the general aviation market to keep private pilots flying. For him, the work goes beyond distribution; it is about championing reliability and ensuring the world stays safely connected.



Janelle built a strong early career in sales with several companies, but after the couple began their family, she stepped away from the workforce to dedicate herself fully to raising their children. Her energy, organization, and commitment are central to the rhythm of their household, especially now with four little ones.

After their early years on the Peninsula, the Irwins purchased a home in the Dover Shores neighborhood and lived there for five years before settling into their current Newport Heights home in 2018. They have embraced the area wholeheartedly, from the community to the friendships they've built.

Sports and outdoor activities are at the core of the Irwin family. Rob and Janelle enjoy playing golf and spending time at the beach, and now much of their weekends revolve around their children's growing involvement in sports. Allie is in kindergarten at Harbor Day School, while Sophie and Millie are both in preschool at Newport Coast Child Development. The kids stay busy with gymnastics, soccer, softball, team swimming, and even a bit of golf, which the whole family enjoys doing together.

The Irwins are parishioners at Our Lady Queen of Angels Catholic Church and supporters of PCRF, a foundation dedicated to finding a cure for childhood cancer.

**“**We love our community and have become friends with so many amazing people. Let's continue to make NB the safest and best community we can for our children and us.**”**



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#### Fun Facts:

Rob is a certified private pilot, and Janelle has accumulated about 15 hours of flight training herself.

Both grew up playing sports. Rob played baseball at Pima College in Tucson, while Janelle excelled in soccer, track and field, and cross country.

#### Local Favorites:

When it comes to local favorites, their go-to spots include A Restaurant, Nick's, Louie's by the Bay, Sota Sushi, 17th Street Deli, and Sapori. They enjoy the incredible variety of activities Newport Beach offers, from time on the sand to golf, sports with their kids, and taking in the beauty of the outdoors.



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# Book Buzz

BY JILL GUNDERSON



Happy New Year, Neighbors!

With it being a new year and a new month, this month I am wildly excited about a new(ish) release by Nicholas Sparks! "Counting Miracles" was one I couldn't wait to read, and it did NOT disappoint. I was hooked by the first page, wanted to get to know each character more, find more out about their backstories, and I raced to the end while simultaneously not wanting to finish it at the same time! This book is a

total page turner! If you are a Nicholas Sparks fan, you know that he excels in character development and Tanner is DEF one of my new favorites. He is a tried-and-true author that never lets me down. Let's get into it!

Tanner Hughes was raised by his grandparents and has little information about his biological parents. But after the death of his Grandmother, he returns to North Carolina to find out more about his roots as her last words were "Find where you belong." Less than 24 hours after his arrival, there's an unexpected fender bender in a parking lot with a teenage girl, who is so shaken up by the event that Tanner drives her home where he meets...drum roll please...her mother (Or, can I say, her hot single mom?)

## Meet Jill Gunderson:

Hi! I'm Jill and author of 'That Time I Loved You.' I'm a Canadian living in California (Newport Beach) with my husband, 4 kids, and labradoodle. When I'm not making beds, school lunches or chasing my dog down our street, I'm usually lost in an Audible while folding laundry and sipping wine. I can also be caught stealing my friends and family's food at restaurants 'just to taste!' I can't wait to share with you all the books I have loved along the way!

# Counting Miracles

By Nicholas Sparks

Meanwhile, in a parallel storyline, Jasper lives alone in the woods. He's a complete (but kind) recluse who keeps to himself after a tragic accident that happened decades earlier and still haunts him to this day. His only company is his dog, Arlo, with the occasional visit from a local boy who has taken a liking to the eighty-three-year-old man. Jasper hears rumors about a white deer spotted in the forest and has now made it his mission to protect that deer from poachers—at all costs.

As this book progresses, Tanner's and Jasper's storylines, backstories and present start to intertwine until an unexpected miracle of all miracles takes place. I was in LITERAL tears at the end of this book! Friends, I promise this one will stay with you for a long time. Each character is deep, their backstories are fascinating and the storyline was one I was obsessed with!

"Counting Miracles" is a heartwarming story, sometimes gut-wrenching, that gave me some good laughs, but overall, a faithful and well-crafted read to the very end. And, since we are officially in winter, this book is seriously perfect to cozy up and get lost in. Maybe take it on one of your ski trips up in the mountains, and read it in a cabin surrounded by snow. Pour that wine and enjoy!

Happy January, and happy reading, Neighbors!

Jill xoxo  
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## Newport Harbor Extends Its Water Polo Legacy

BY JULIE MEANS

A long-standing rivalry in boys water polo—one steeped in tradition, talent and countless championship moments—gained a memorable new entry as Newport Harbor and Corona del Mar faced off for the CIF-SS Open Division crown on Saturday, November 15, 2025. On a rainy evening at Mt. SAC, Newport Harbor delivered a commanding performance, relying on relentless defense and a powerful two-meter game to earn a 10-3 win and secure the program's 16th top-division title.

For these two schools, whose *"Battle of the Bay"* rivalry resonates across every sport, any victory carries weight. But this triumph felt especially meaningful for the Sailors (30-1). Not only did it mark their 20th straight win over their crosstown opponent, it also cemented back-to-back Open Division championships—four in the last five years—and provided a storybook finish for a senior-heavy roster.

As the final horn sounded, roughly a dozen seniors rushed toward the deck before leaping into the pool in celebration, a fitting culmination for a group that has grown up competing side by side.

*"This team is truly special as it is a very heavy senior-led team,"* said Coach Ross Sinclair. *"These guys have been playing together since they were 10 years old and have incredible chemistry and connection. They lead by example and have been the catalyst for the success that we have had all season long."*

Sinclair was especially proud of the way they finished the season.

*"The championship game where we beat CDM 10-3 was a culmination of everyone's hard work and all in commitment to reach success,"* he said. *"I could not be more proud of the boys and their families that poured their heart and soul into this process."*

Newport Harbor's defensive stand was one of its strongest of the year. The Sailors held Corona del Mar (26-7) to its lowest scoring output of the season and shut the Sea Kings out on all six of their power-play opportunities. It marked a decisive improvement from the teams' previous meetings, where Newport Harbor won 14-9 and 13-7 but allowed significantly more offensive freedom.

Senior leaders set the tone on both ends of the pool. Four goals from Kai Kaneko paced the offense, while Netzer, Kaneko and Dash D'Ambrosia each grabbed two steals. Netzer added three field blocks, and D'Ambrosia contributed two more, providing strong support for senior goalkeeper Connor Clougherty in his first season as the team's starter.

With talent, chemistry and experience converging at the perfect moment, Newport Harbor's seniors capped their final chapter in historic fashion—together, undefeated in the rivalry one last time, and once again at the top of the sport.



Photo courtesy of NHHS Water Polo

Many of the seniors have already committed to continue competing in the sport they love at the next level. As of press time, here are the players and colleges they plan to attend:

**Tyler Anderson - USC**

**Declan Bartlett - US Naval Academy**

**Simon Burtnyk - Johns Hopkins**

**Connor Clougherty - Santa Clara**

**Dash D'Ambrosia - UC Santa Barbara**

**Kai Kaneko - Stanford**

**Mason Netzer - UC Berkeley**

**Connor Ohl - Stanford**

**Hudson Parks - US Naval Academy**

**Marco Rizof - Santa Clara**

**Geoff Slutzky - Harvard**



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# Now Open at Irvine Spectrum A Wonderfully Wacky World of Play

BY KYM WHITNEY

If your New Year's resolutions include having more fun, laughing a little louder, or embracing your inner kid, there's a brand-new playground just a short drive from Newport Beach—and it's unlike anything Southern California has seen before. **Holey Moley Golf Club** and the **first-ever U.S. HijiNX Hotel** have officially opened their doors at Irvine Spectrum Center, bringing a wildly imaginative mix of mini golf, immersive gaming, karaoke, dining and all-around shenanigans to Orange County.

## Holey Moley Golf Club: Mini Golf Gets a Glow-Up

With 27 outrageously themed holes, Holey Moley takes classic putt-putt and tosses it straight into a neon-lit fever dream—in the best way possible. Every corner is packed with pop-culture nostalgia, movie-inspired madness, clever puns and immersive décor that blurs the line between art installation and pure play.

This isn't your childhood mini golf. It's mini golf on another level—complete with a full-service bar and restaurant, over-the-top photo ops and creative design touches that make every hole its own little world. Whether you're planning a family outing, date night, or group get-together, Holey Moley is equal parts competitive and completely hilarious.





### Hijinx Hotel: Check In for Chaos (and Champagne)

Right next door, the Hijinx Hotel is officially "open"—not as a place to sleep, but as a place to *let loose*. This isn't a hotel at all, but a hospitality-themed entertainment experience that invites guests to "check in" and step inside 15 challenge rooms, each an interactive, scored game filled with riddles, physical puzzles and mind-bending fun.

Expect theatrical design, mischievous moments, and bellhops whose only job is to stir up a good time. The venue also features private karaoke lounges and **Suite 404**, a speakeasy-style bar and restaurant where you can toast to a victory—or laugh about a spectacular loss.

Perfect for date nights, friend groups, team outings and anyone who loves an excuse to play, Hijinx Hotel is a bold, imaginative addition to the local entertainment landscape.

### Why Locals Will Love It

January is the perfect month to explore something new, and this electric duo brings a refreshing blend of creativity, competition and connection. Whether you're celebrating a birthday, hunting for a rainy-day activity, planning a fun weekend with the family, or just wanting a night that's anything but ordinary—these venues deliver.

### Plan Your Visit

Holey Moley Golf Club & Hijinx Hotel  
517 Spectrum Center Drive, Irvine

### Book your experience:

- Mini Golf, Dining & Karaoke: [holeymoley.com/locations/irvine-spectrum](http://holeymoley.com/locations/irvine-spectrum)
- Challenge Rooms, Karaoke & Suite 404: [hijinxhotel.com/locations/irvine-spectrum](http://hijinxhotel.com/locations/irvine-spectrum)



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# Intentional Hearts

## Setting Relationship Resolutions That Actually Matter

BY JOLA CRUISE | PHOTOS BY MAKENZIE RAE PHOTOGRAPHY

As January unfolds with its familiar chorus of gym memberships and diet plans, I find myself reflecting on a different kind of resolution—one that won't be measured in pounds lost or dollars saved, but in the quality of presence we bring to our most precious relationships.

Last year, while attending my coaching certification symposium, I witnessed something extraordinary. Five husbands, whose wives had transformed their marriages, shared their perspectives on what really mattered. One comment stopped me in my tracks: *"Just treat me like your best friend. If you wouldn't say it to your best friend, please don't say it to me either."*

Such simple wisdom, yet how often do we forget this in the daily dance of marriage? We carefully choose our words with friends, offering encouragement and respect. But with our spouses—the ones we claim to love most—we sometimes slip into patterns of criticism, control, or casual dismissiveness that we'd never inflict on a friend.

### The Person You Choose to Be

This year, instead of focusing solely on what we want to accomplish, what if we asked ourselves: *"Who do I want to be?"* Not just in the big moments, but in the Tuesday evening chaos when homework isn't done, dinner is burning, and everyone needs something different.

Will I be the stressed-out conductor of a chaotic orchestra, barking orders and sighing heavily? Or will I be the calm presence who remembers that connection matters more than perfection? The choice begins with a radical act: planning for our own happiness, not as a luxury squeezed in after everyone else's needs are met, but as a foundation for showing up as our best selves. When we tend to our own well-being—whether through morning meditation, afternoon walks, or simply saying no to one more commitment—we create space to respond rather than react.

## The Friendship Test

Here's a practice I'm embracing this year: Before speaking to my husband, I pause and ask, "Would I say this to my best friend?" Would I tell my best friend she's loading the dishwasher wrong? Would I roll my eyes at her story because I've heard it before? Would I interrupt her to correct minor details that don't matter?

The answer guides me toward kindness. It reminds me that the man I married deserves the same courtesy, curiosity, and celebration I offer my dearest friends. Maybe even more.



## Your Relational Revolution

As you craft your intentions for 2026, consider including these relationship resolutions:

- Schedule self-care like you would any important meeting
- Practice the pause before responding in heated moments
- Choose curiosity over criticism when differences arise
- Celebrate small moments of connection as enthusiastically as big achievements

This year, let's measure success not by our productivity but by our presence, not by what we achieve but by how we love.

Happy New Year!

*If you are interested in relationship coaching, please contact Jola: [hello@jolacruise coaching.com](mailto:hello@jolacruise coaching.com). Or, book a complimentary love breakthrough session: [www.callwithjola.com](http://www.callwithjola.com) Facebook: [jola.cruise](https://www.facebook.com/jola.cruise)*

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# ARA-290

## A Promising Peptide for Pain, Nerve Health, & Inflammation

BY DR. GREGORY TENNANT, DR. JUSTIN SHERFEY,  
& DR. THOMAS NASSER

ARA-290, also called Cibinetide, is a promising new peptide therapy gaining attention for its ability to reduce inflammation, support nerve health and ease chronic pain. Although it was inspired by a natural hormone in the body, it was specifically designed to deliver healing and repair benefits without the risks that come with many traditional medications. For people struggling with neuropathy, autoimmune flare-ups, or lingering pain, ARA-290 may offer a gentler, more targeted option.

To understand ARA-290, think of it as a *"repair signal"* for the body. When tissues become irritated, inflamed, or injured, the body has a built-in system that tries to calm the situation and initiate healing. ARA-290 plugs into that system by activating what's known as the innate repair receptor. Once this receptor is switched on, the body becomes more efficient at reducing inflammation, protecting nerves and restoring normal function. What makes this therapy especially appealing is that it doesn't shut down the immune system; instead, it helps the body regulate inflammation the way it's meant to.

Research on ARA-290 has produced encouraging results, especially for people dealing with nerve pain. In studies on small fiber neuropathy, one of the most stubborn and uncomfortable types of nerve damage, patients experienced about a 20 to 30 percent drop in pain levels. Many reported better sleep, fewer burning or tingling sensations and improved daily comfort. This matters for individuals with diabetes, autoimmune disorders, or nerve damage from chemotherapy, who often run out of effective treatment options.

People with autoimmune or chronic inflammatory conditions may also benefit. ARA-290 has demonstrated the ability to reduce specific inflammatory markers by up to 40%. Because it works early in the inflammation cycle, patients often feel relief not only from pain but also from energy, stamina and general well-being.

One area where ARA-290 has shown impressive results is sarcoidosis-related nerve damage. In clinical studies, patients treated with ARA-290 showed increased nerve fiber density on biopsy—a sign that nerves were regenerating, not just calming down. Some even experienced improved lung function and greater exercise tolerance, suggesting that the therapy supports healing across multiple parts of the body.



Early research also hints that ARA-290 may help with tissue recovery, muscle repair and microvascular (small blood vessel) function. This could make it useful not only for people with chronic illnesses, but also for individuals who want better recovery from injuries or physical stress.

Another significant advantage is safety. Unlike the hormone it is modeled after, ARA-290 does not raise red blood cell levels, eliminating a major risk. Side effects tend to be mild and short-lived, usually limited to slight irritation at the injection site.

ARA-290 is given as a quick, small injection under the skin, much like a vitamin B12 shot. Many patients begin noticing improvements within two to four weeks. If you're living with nerve pain, autoimmune inflammation, or symptoms that haven't responded to standard treatments, ARA-290 may offer a new path forward.

The physicians at Regenerative Orthopedic Solutions (ROS) can help determine whether this therapy is appropriate for you and guide you through a personalized treatment plan based on the latest research and your specific health needs.

Written by our fellowship trained physicians at Regenerative Orthopedic Solutions; **Dr. Tennant, Dr. Sherfey, & Dr. Nasser**. With over 60 years of combined experience in orthopedic trauma, joint replacement, sports medicine, pain management and regenerative therapies. Fellowship-trained at prestigious institutions, our physicians have treated thousands of patients with innovative techniques.



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# A Year That Feels Different

## It starts with the truth you've been avoiding

*ExquisitelyAligned.com*

by Gina Maier Vincent

January arrives quietly along our coast — soft morning light reflecting off the Pacific like a mirror, the horizon stretching wide and invitation-filled. And yet, for many high achievers in our community, this fresh beginning brings an unexpected question:

**"How do I make this year feel different... without repeating the same patterns?"**

It's a question I hear every January from executives, entrepreneurs, physicians, founders, philanthropists and couples who seemingly "have it all" — except the inner experience they truly desire. Because, despite the beauty of where we live, despite the goals, intentions, or resolutions written on bright new planners, many people feel the subtle tug of sameness.

A sense of déjà vu. A whisper that says, "You've been here before."

**A new year can't change you if your patterns stay the same.**

After two decades supporting high-profile individuals and couples, I've discovered a truth that surprises most people:

January is not a fresh start... *unless you are.*

The calendar can reset — but your patterns, beliefs and emotional defaults come right along with you. And this is why so many resolutions dissolve by February. The focus is on behavior, *not alignment*. On willpower, *not truth*. On external goals, *not internal clarity*.

Clients describe the same hollow feeling in different ways:

They want more depth in their relationships.

More presence in their homes.

More meaning in their work.

More beauty, intimacy and connection in their everyday lives.

But what they're really asking is:

**"Where have I been scattering my Divine Resources — my time, money, energy, attention and voice — on things that don't reflect who I'm becoming?"**

That's the real January reckoning.

And here's the good news... this is not a crisis. *It's a calling.*

Our coast teaches us this every day. At high tide, the waves reclaim what no longer belongs on the shore. At low tide, the ocean reveals things that were hidden just moments before.

Your life works the same way.

Clarity isn't created — it's uncovered when you finally stop outrunning yourself.

When you pause long enough to see what is actually happening beneath your routines — when you *look honestly at your emotional, relational and energetic patterns* — you create the space for a new kind of year. One rooted not in resolutions, but in alignment.

This is where meaningful change begins.

Not with doing more. But with coming home to your truth.

Not with pushing harder. But with listening deeper.

Not with piecing yourself together. But with reclaiming the parts you abandoned while achieving everything you have.

As you stand at the edge of this new year — in a community as breathtaking as ours — ask yourself:

**"What part of me is asking to rise?"**

**"Where am I ready to live more exquisitely?"**

**"And what support will help me get there faster... with more ease, beauty, and clarity?"**

The moment you choose alignment, the entire year shifts to meet you.

If you're done repeating the same patterns and wasting months trying to figure it out alone, let's talk. True alignment isn't slow — it's precise and powerful. My clients come to me when they're ready for rapid, meaningful change.

Gina Maier Vincent

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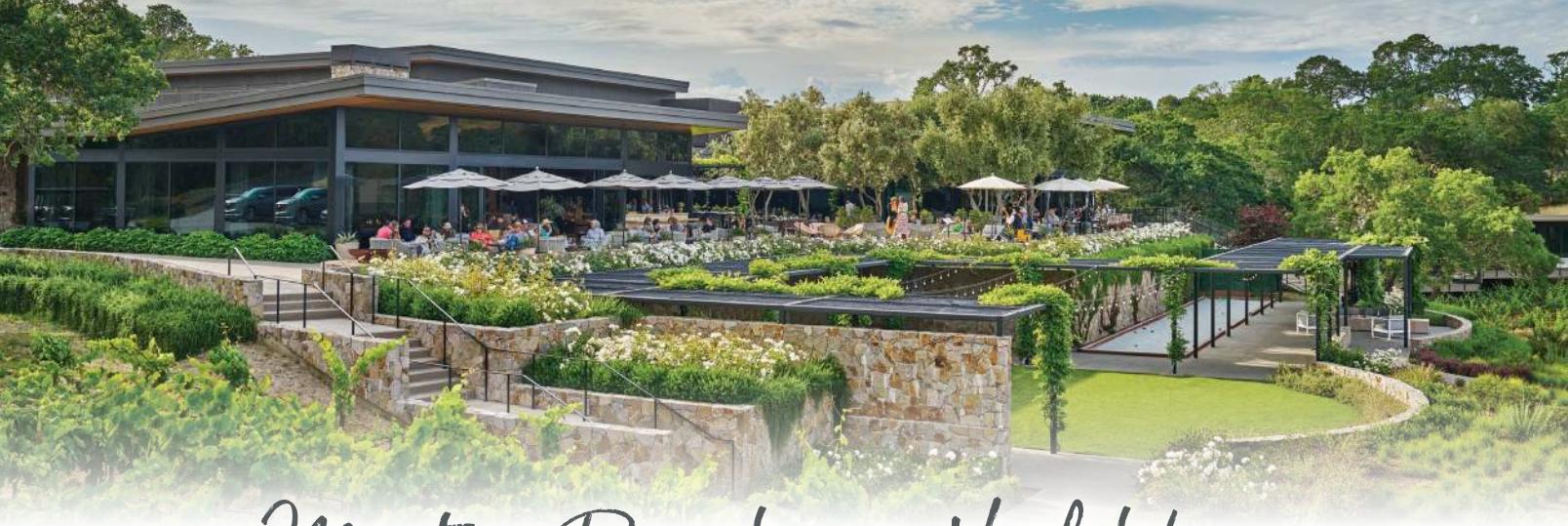
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# Montage Residences Healdsburg

## A Refined Expression of Wine Country Living

BY KYM WHITNEY

Northern Sonoma has long held a certain magic with sun-dappled vineyards, winding country roads, and a slower, softer rhythm that draws people back year after year. Nestled within these rolling hills, Montage Residences Healdsburg offers a modern, elevated take on wine country living, pairing the natural beauty of Healdsburg with the sophistication and service of the Forbes Five-Star Montage Healdsburg resort.

For Newport Beach residents accustomed to an effortless, resort-level lifestyle, this thoughtfully designed residential enclave delivers the best of both worlds: architectural excellence rooted in authenticity, and a turn-key, low-maintenance ownership experience designed for discerning homeowners.

Montage Residences Healdsburg is more than a collection of homes; it's a curated lifestyle. Homeowners enjoy privileged access to Montage's amenities as well as the exclusive **Residential Club**, a private haven for residents. This beautifully appointed club features:

- A serene pool with private cabanas
- Indoor/outdoor lounges and fire pits
- State-of-the-art fitness center
- Pickleball and bocce courts



- A dedicated Residential Concierge Team
- In-residence dining, housekeeping, private chef services, personal transportation, and more

It's wine country living without the maintenance, the planning, or the demands of a typical second home. Instead, residents experience a genuinely carefree lifestyle—one that allows them to fully immerse themselves in the culture, culinary energy, and beauty of Healdsburg.

### Introducing The Estate Home

The Estate Home is an exquisite illustration of the architectural and lifestyle philosophy at Montage Residences Healdsburg. Surrounded by centuries-old oaks and connected by glass-enclosed hallways, the 5-bedroom, 6.5-bath residence blends modern luxury with a treehouse-like sense of peace.

### Key Highlights:

- Homesite size: 15,450 square feet
- Total area: 7,899 square feet (Indoor: 5,584 square feet / Outdoor: 1,430 square feet / Pool: 275 square feet / Garage: 610 square feet)]
- Five beds/Six and a half baths
- Two levels spread across three private wings



- Chef's kitchen with custom wine storage
- Floor-to-ceiling windows
- Custom Henrybuilt cabinetry and closet systems
- Infinity-edge pool with hot tub and outdoor shower
- Extensive outdoor living space with a private outdoor dining area with a BBQ and an outdoor living area with a firepit
- Primary bedrooms with private terraces, one includes an outdoor shower
- BAR Architects managed the architectural plans and interior design, with Ohana Design & Build's interior design team consulting on select interior finishes.

The Estate Home serves as an inspiring example of the refined design, craftsmanship, and lifestyle that define the community.





## Introducing Estate Home 24

Among the newest opportunities for ownership is Estate Home 24, a rare single-level custom residence tucked at the end of a private cul-de-sac. Designed around expansive indoor-outdoor living and grounded in the natural hillside terrain, Estate Home 24 is the embodiment of modern wine country luxury.

### Key Highlights:

- 4 Bedrooms + Den | 4.5 Baths (den option allows for flexible use)
- Nearly 5,000 sq ft of thoughtfully planned indoor-outdoor living
- Single-level design — a rarity in wine country luxury construction
- Indoor: 3,121 sq ft
- Outdoor living: 1,068 sq ft
- Homesite: 11,333 sq ft
- Estimated completion: March 2027
- Southeast-facing views over oak and sycamore groves
- Pocketed glass doors that seamlessly open to the outdoors
- Custom wine storage for 200+ bottles
- Dual primary suites with private terraces
- Expansive patio with firepit and built-in BBQ
- Optional 113 sq ft dipping pool
- Price: \$6,590,000

Positioned just a short walk from The Residential Club yet enveloped in oak-grove privacy, this home was designed for both relaxation and entertainment — ideal for families, multi-generational living, or those seeking a low-maintenance retreat with high-touch resort amenities at their doorstep.

Estate Home 24 also reflects the meticulous craftsmanship for which Montage Residences Healdsburg is known: organic materials, open-concept living, sophisticated finishes, and a design that celebrates the landscape rather than competes with it.

### A New Way to Experience Wine Country

The natural landscape is the heartbeat of Montage Residences Healdsburg. Historic oak trees across the property were meticulously preserved, each tagged and protected, ensuring that the architecture stays true to Healdsburg's innate beauty. This commitment to stewardship honors the land while creating timeless, enduring spaces for generations to enjoy.

Whether gathered around a firepit overlooking the vineyards, exploring Healdsburg's celebrated culinary scene, or unwinding at the resort's spa after a day of wine tasting, homeowners enjoy a version of wine country living that feels intimate yet luxurious, private yet connected.

For those seeking a second home—or a future legacy estate—Montage Residences Healdsburg represents a rare opportunity: a lifestyle built around ease, elegance, and the unmistakable charm of Sonoma.

With Estate Home 24 now available and a curated selection of homesites and properties underway, the next chapter of this extraordinary community is unfolding.

And for Newport Beach residents accustomed to excellence, comfort, and connection, wine country has never felt more inviting.



# Everything Evelyne

IG: @everythingevelyne  
everythingevelyne@gmail.com

BY EVELYNE MARKS

## NEW YEAR STYLE AND BEAUTY EDIT WITH EVERYTHING EVELYNE

*A fresh start calls for fresh favorites*

Happy New Year, Newport Beach. January always feels like a moment to reset. It is the perfect time to refresh your routines, elevate your everyday style, and welcome a few new pieces that make you feel inspired for the season ahead. This month, I am sharing the fashion and beauty finds that are defining my January. From a beautifully curated fragrance wardrobe to a classic jacket trend and a handbag I cannot stop carrying, these are the pieces I am loving right now.

### L'Occitane New Fragrance Collection

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Fragrance has a way of transforming a moment. One spritz can shift your mood, create a sense of confidence, or transport you to a completely different place. L'Occitane en Provence has captured that charm with their newest fragrance collection. Inspired by the gardens, colors and romantic ease of the South of France, each scent is crafted with intention and elegance.



- Barbotine is bright, green and sparkling. It feels like morning air layered with fresh herbs and soft florals.
- Osmanthus Abricot is warm, golden and silky. Juicy stone fruit meets delicate petals for a cozy and feminine glow.
- Rose is modern, airy and polished. It is a contemporary interpretation of a timeless classic that feels clean, chic and confidently understated.

What I love most about this collection is its effortless wearability. Each fragrance is light enough for everyday moments yet refined enough for evenings out. Together, they create a fragrance wardrobe you can reach for throughout the week.

You can explore the collection on my Instagram at this link: [https://bit.ly/IG\\_Evelyne](https://bit.ly/IG_Evelyne) and also find more of my beauty and fragrance favorites anytime at [EverythingEvelyne.com](http://EverythingEvelyne.com) and on Instagram at [@everythingevelyne](https://bit.ly/everythingevelyne).

### THE BARN JACKET TREND I AM LOVING

Chic, classic and endlessly versatile. The barn jacket is having a quiet comeback and I am truly here for it. With clean lines, soft quilting and neutral tones, it is the ideal layer for our coastal winter weather. It adds polish to denim, pairs beautifully with cozy knits and instantly elevates even the simplest look. It is one of those pieces that stays in your wardrobe for years because it never stops being stylish.

I linked a few of my favorites on LTK here: <https://liketk.it/5xqPO> and you can see it in action on my Instagram reel: [https://bit.ly/BarnJacket\\_Evelyne](https://bit.ly/BarnJacket_Evelyne).

### THE COACH KISS LOCK BAG I CANNOT STOP WEARING

A new classic with real style momentum. I purchased the Coach Kiss Lock bag sight unseen after a recommendation from my friend Anita Chai Style and it has quickly become one of my most loved pieces. Coach is experiencing a true style renaissance and this bag reflects that beautifully. The vintage inspired frame, the polished shape and the playful structure make it a standout accessory that goes with nearly everything. It was recently sold out across the site which makes it even more special. I have been styling it with some of my favorite everyday looks and I cannot wait to share more soon. It is absolutely the must-have bag of the moment for anyone who appreciates a blend of classic charm and modern style.



As we step into a new year, it feels good to embrace pieces that bring beauty, confidence and inspiration into our everyday routines. Whether you are discovering a new signature scent, refreshing your wardrobe, or adding a standout accessory to your collection, January offers the perfect moment to curate what makes you feel your best. For more of my fashion, beauty and lifestyle favorites, visit [EverythingEvelyne.com](http://EverythingEvelyne.com) and join me on [@everythingevelyne](https://Instagram).

With love,  
Everything Evelyne

Evelyne Marks is a lifestyle blogger who lives locally here in sunny California. Visit her website at [EverythingEvelyne.com](http://EverythingEvelyne.com) to shop her fashion finds, discover beauty tips and more. You can watch her reels every week on Instagram @everythingevelyne for even more inspiration.

# The Story Behind CdM's Oldest & Perhaps Most Beloved Building

BY WILLIAM LOBDELL



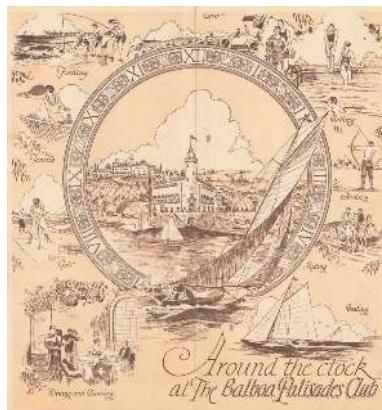
One of the oldest structures in Newport Beach is the iconic Kerckhoff Marine Laboratory (over 100 years old) on the edge of China Cove near the harbor entrance. Here are five things you might not know about the history of the granddaddy of Corona del Mar buildings.

1. (And this may seem unrelated, but we'll tie it all together in a sec.) In 1907, Corona del Mar's original developer, George Hart, constructed the two-story, 18-room Hotel Del Mar on the bluffs with views of the harbor and ocean to attract would-be home-lot buyers and serve as a real-estate sales office.

2. Eight years later, with few hotel guests and fewer parcel sales, the hotel was rebranded the Palisades Tavern. That failed as well.

3. In 1925, developers came up with a new idea: turn the hotel and surrounding property into a private club. The ambitious plans for

the Balboa Palisades Club consisted of a three-story Spanish-style clubhouse with 50 guest rooms, bungalows, a bowling alley, billiard tables and dining and living rooms. And below the bluff, a boathouse/bathhouse would feature boats on the bottom level, a second-floor bathhouse stocked with wool bathing suits, plus lockers and showers, and a rooftop terrace for social events.



4. The private club initially attracted over 600 members, but construction funds never materialized for the main clubhouse, which doomed the project. However, before the club went belly up, the developer did manage to get the boathouse/bathhouse finished.

5. In 1929, four years after the completion of the building, the club sold it to CalTech, which renamed it the Kerckhoff Marine Laboratory (and still owns it today).

6. In 1931, the hotel property was foreclosed upon and turned into apartments, which were demolished six decades later. Only a historical marker remains near the corner of Carnation and Seaview Avenues.

*William Lobdell is the historian laureate for the City of Newport Beach. He is also the founder of Newport Beach in the Rearview Mirror, which produces a local history podcast and 90-second videos (with over 5.4 million views) that appear on Instagram and Facebook.*

Follow on IG @newport.in.the.rearview.mirror

Photos courtesy of the Newport Beach Historical Society

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# Meet Mayor Lauren Kleiman

BY JULIE MEANS

We're excited to congratulate Mayor Lauren Kleiman for her selection as Mayor on December 9th. Lauren has been the District 6 representative since 2022 and lives in Cameo Shores in Corona del Mar with her husband and their teenage son. She has been an extremely active member of the City Council, prioritizing safety and quality of life by tackling homelessness, expanding the Safety Enhancement Zone, and banning the sale of Kratom, nitrous oxide and flavored tobacco, just to name a few of her accomplishments. Mayor Kleiman has also helped bring new energy to the CDM village through initiatives such as 3rd Thursdays, the Paint the Town Mural Program, Commercial Corridor Study, and holiday décor and landscaping enhancements. She also advocates for Newport Beach's regional needs and priorities through a variety of positions: Vice Chair of the City's Aviation Committee (where she started her service as a resident committee member years ago); Vice Chair of OCCOG (Orange County Council of Governments) and SCAG (Southern California Association of Governments) Regional Council. Lauren is the first Newport Beach representative to serve on the Board of OCTA (Orange County Transit Authority).

As we welcome 2026 and Mayor Lauren Kleiman's leadership of our beautiful city by the sea, we asked her a dozen questions to learn more about her plans for her upcoming term.

- What area do you represent?** District 6 - mostly Corona del Mar, and a little sliver of Newport Coast.
- What are you most looking forward to as mayor?** It's an honor to earn the confidence and support of Council Colleagues as well as represent the city at functions and events locally, regionally, and beyond. I welcome the opportunity to engage with more members of the community.
- Top 3 things you would like to accomplish as mayor?** My priorities for this year are communication, connectivity, customer service and a continued commitment to public safety - the 4 C's!

My goal is to overhaul the way the city communicates with residents and the public, so that information is more readily available where people get their news. As part of this effort, we will also be refreshing the city's website and be launching new social media campaigns to help tell our story.

I am working with the cellular carriers to identify ways to support their efforts to build new infrastructure, in non-residential areas, to address a lack of reception and connectivity in many parts of the city.

The city offers a lot of services to residents and the public, so we need to ensure that the staff is given the tools and training to provide top-notch customer service.

Lastly, as always, we maintain our commitment to support our police and fire departments and personnel to keep our residents and visitors safe.

- Why did you decide to run for city council/Mayor?** After six years on the Planning Commission, I decided to run for City Council in 2022 after the pandemic highlighted the importance of local leadership in making decisions that impact our daily lives.
- What is the biggest misconception about city council members?** That we are politicians. Unlike other elected representatives, we are people who live in the community we serve and want to preserve our quality of life.
- How do you start your day?** Most days, driving the morning carpool for my son and other kids in the neighborhood.
- The best thing about Newport Beach is:** It's a toss-up between the stunning physical landscape and the people who live here!
- Favorite place in Newport Beach to recharge:** at home with my family.
- A favorite place for a special meal or celebration is:** I can never get enough of Haute Cakes' pancakes!
- Best place to watch the sunrise:** Awww...I wish I had that luxury!
- Best place to watch the sunset:** Harbor View Hills Drive, where you can see the picturesque harbor against the panoramic backdrop of the ocean.
- How does your day end?** Most days, after mom-taxi duties and, ideally, family dinner (if I don't have one or more city event appearances), I put my son to bed and hit the laptop to return resident emails, then research and track progress on policy items and initiatives that I'm working on.

IG: lauren4newport

email: lauren@lauren4newport.com

Mayor Lauren Kleiman is serving her first term as Mayor of Newport Beach.



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# Growing a Legacy

## How Sherman Library & Gardens' "Grow The Gardens" Campaign Will Transform a Newport Beach Treasure

BY JODI SALERNO

Walk through the gates of Sherman Library & Gardens in Corona del Mar, and you step into another world. Sunlight filters through lush canopies, koi glide across tranquil ponds, orchids sway gently in a tropical conservatory, and every pathway reveals a new delight. For decades, this 2.2-acre oasis has been a sanctuary for locals and visitors alike—a place to breathe deeply, to learn, and to celebrate nature and culture right in the heart of Newport Beach.

But beneath the beauty lies an urgent truth: much of Sherman's infrastructure has aged beyond its prime, attendance has soared, and dreams for expanded community programming far exceed the current capacity. To meet the moment, Sherman Library & Gardens has launched its most ambitious effort ever—the "Grow The Gardens" Capital Campaign, a once-in-a-generation initiative to raise \$17 million and reimagine what Sherman can be for the next 50 years.

### A Beloved Garden Blossoming into the Future

Sherman Library & Gardens was born from the vision of Arnold D. Haskell in the mid-1960s and named for his mentor, Moses Hazeltine Sherman. Over the years, it has become a cherished cultural landmark, balancing horticulture, art, and history. Its landscape features a cactus and succulent garden, formal flower beds, a tropical conservatory, Mediterranean plantings and the renowned library that preserves Orange County's historical archives.

Time, however, has taken its toll. Many of Sherman's core facilities—including greenhouses, visitor areas and restrooms—haven't had significant upgrades in nearly 50 years. The conservatory and shade house struggle to maintain stable climates for delicate plant collections, while the modest Pacific Coast Highway entrance hides the treasure within from countless passersby.

Meanwhile, attendance has surged more than 50% in recent years. Families fill children's programs, school tours are booked solid, and community events regularly sell out. Demand for education, art and wellness programs is at an all-time high—but the physical space is stretched thin. Sherman's leadership realized it was time to invest boldly or risk limiting what this beloved institution could offer future generations.

### What "Grow The Gardens" Will Build

The campaign's master plan preserves Sherman's historic charm while creating space for its future.

- **A New Community Building:** The current restaurant footprint will be transformed into a full-time education and program hub with classrooms, lecture space, and meeting rooms—expanding programming by at least 25%. Picture school field trips, adult gardening workshops, and evening lectures, all running seamlessly.
- **A Reimagined Restaurant in the Tea Garden:** Dining will move to a more visible and welcoming space overlooking the Tea Garden. Visitors can enjoy garden-to-table fare surrounded by lush greenery, making Sherman not just a garden but a lifestyle destination.
- **A Grand Entrance and Bell Tower:** For decades, Sherman's entrance has been an insider's secret. The redesign introduces a Spanish-inspired bell tower, ornate gates, tiled roofs, and improved signage—creating an unmistakable "front door" along Pacific Coast Highway.
- **Restoration of the Tropical Conservatory and Shade House:** Critical infrastructure upgrades will stabilize plant environments, ensuring orchids and tropical species continue to thrive.



- **A Reflection Garden:** A new sunken garden and water feature will offer a tranquil space for contemplation and commemorative bricks honoring donors.
- **Improved Accessibility:** Wider, resurfaced paths and shaded rest areas will enhance comfort and inclusivity for all visitors.

Groundbreaking is planned for early 2026, once the \$17 million goal is reached.

### Transforming Community Life

These upgrades are more than cosmetic—they're transformational for Newport Beach.

- **Education:** Expanded facilities will allow more school field trips, hands-on science programs, and gardening workshops, positioning Sherman as a living classroom for all ages.
- **Wellness:** With new reflective spaces and wellness programming such as yoga and meditation, Sherman strengthens its role as a refuge for mind and body.
- **Cultural Enrichment:** The library and gardens together preserve the region's history and biodiversity, ensuring they remain vibrant, relevant, and accessible.
- **Economic Impact:** Increased attendance will boost nearby Corona del Mar businesses and reinforce Newport Beach's reputation as a city that values culture and conservation alongside coastal glamour.



Pictured from Left to Right: Anton Segerstrom, Jennifer Segerstrom, Scott LaFleur

### Planting Seeds for the Future

Sherman's campaign invites the community to be part of its growth through philanthropic gifts. Each donation tier represents an investment in Sherman's enduring legacy.

Generosity is already blooming. Major donors include The Samueli Foundation, Anton and Jennifer Segerstrom, and Julia Argyros, whose leadership gifts have helped raise more than half of the \$17 million goal by mid-2025. Their contributions reflect a deep belief in Sherman's mission—not just to beautify, but to preserve history, culture, and community.

### Voices of Vision

Executive Director Scott LaFleur captured the excitement: *"We have great plans ... and we don't have anywhere to go with these ideas. When this is open seven days a week for programs ... we are going to be nonstop."*

Education Director Lisa Wagner added, *"Having a Community Building as a full-time dedicated space will be transformative. It allows us to focus on what truly matters: engaging the public with meaningful educational and entertaining experiences."*

### A Vision Realized

Imagine pulling off Pacific Coast Highway to the sight of a graceful bell tower and gates welcoming you into a world of color and calm. Inside, children explore pollinators in class, artists sketch roses, and visitors dine in the Tea Garden surrounded by blossoms. Families wander new shaded pathways, while a Reflection Garden invites peace and gratitude.



This is the Sherman of tomorrow—vibrant, resilient and ready to serve the community for generations.

### Why It Matters

In a city known for surfboards and yachts, Sherman Library & Gardens is something rarer: a place where nature, history, and community intersect. It reminds us that beauty isn't only in the ocean's horizon—it's in the unfurling of a fern, the scent of jasmine on a summer evening, or the quiet of a library preserving local stories.

The *"Grow The Gardens"* campaign is about more than buildings. It's about ensuring that Newport Beach has a sanctuary where future generations can slow down, reconnect, and learn from the past.

Every contribution matters—whether it's a commemorative brick, a naming gift, or simply sharing Sherman's story. Because when we grow Sherman, we grow Newport Beach itself. We cultivate not just flowers, but community, memory and beauty for decades to come.

Yours Truly,  
Jodi Salerno  
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