

Niguel Shores Community Association
Community Update – November 25, 2025

For the most up to date information visit: niguelshores.org

New Assessment Payment System – Online and Auto-Pay

The association has made some changes to its financial management services; we recently transitioned from Enumerate Financial Services to KBF Advisory. Please see the attached notice for details. **If you make your HOA payments online through Enumerate or on auto-pay through the Association (not your personal bank) you will need to sign up for an account with SmartStreet.com to make an online payment or to keep your account on auto-pay.**

Spa Closure Rescheduled due to Rains – 12/2 to 12/8

The Community Center jacuzzi will be closed starting Tuesday, 12/2 for replastering and repairs. It is tentatively scheduled to reopen on 12/9 but the specific date will depend on weather and other factors.

Landscape Maintenance – Chemical Use

A few months ago, members raised concerns to the Board concerning spraying of pesticides and herbicides by Harvest Landscaping onto grass areas in the community.

The Board met with Harvest and has developed a protocol to properly apply these chemicals on slopes and in planters. For a 60-day trial, Harvest will spray slopes and planters between 1:00 pm to 3:00 p.m. only. They have provided NSCA with information to provide to residents prior to spraying, and extensive posting will be placed around the areas before being spraying. The technicians will be supervised by Harvest management, trained in chemical-applications, and the areas will be monitored until the chemicals have fully dried.

The next rotation map for the week of 12/01/25 and Safety Data Sheets are attached to this email and we will be updating all regularly. This information is also posted on the niguelshores.org.

**Upcoming Events Brought to you by the
Niguel Shores Community Association (NSCA) Events Committee:**

For additional detailed information see the Seashore News & website

Holiday Lights Contest

Start decorating the day after Thanksgiving on November 28. Judging to be announced. See the insert in the November Seashore News and on the Niguel Shores website for more info.

Santa at the Bluff—Saturday, December 6, 11:00 a.m. to 2:00 p.m.

Take your photo with Santa and enjoy cookies, hot cocoa, snow and more.

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Dana Point, CA 92629
(949) 493-0122



Niguel Shores Community Association

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ACH Assessment Payments

Dear Members,

The association has made some changes to its financial management services effective immediately; we recently transitioned from Enumerate Financial Services to KBF Advisory. KBF is a public accounting firm and is now providing the monthly financial statements to the association. We have also brought all accounts payable and receivables back in-house.

This change has required the association to close its accounts affiliated with Enumerate and open new accounts in the name of the association. The accounts will remain with the Banc of California however, if you have been using the ACH services provided through Enumerate you will need change those payments to the association via Banc of California's Smart Street service.

Niguel Shores Community Association is pleased to announce that we can now offer you the valuable services of Smart Street Powered by Banc of California, one of the industry's leading providers of banking and payment processing solutions for homeowners and associations.

Banc of California is a strong and stable full-service bank. Its proprietary HOA Services platform offers you a choice of convenient options to pay dues and assessments online, including:

- eCheck
- Credit Card*

*A 2.95% fee will be assessed for each payment made with a credit card

Attached is information on all payment options. If you have any questions, please contact office staff.

Sincerely,

John Muller, CCAM-LS
General Manager
Niguel Shores Community Association

eCheck Online Payment

How it works:

Set up a one-time or recurring payment using eCheck.

What to do:

1. Login in to SmartStreet.com
2. On the left navigation bar, under the Online Payments for Homeowners section, select the blue Make Payment button.
3. Choose Make a One-Time Payment to initiate a payment without registering or click Create an Account to register and set up recurring payments. Registering also allows you to make a one-time payment to your saved property and payment information.
4. Select your association and follow the instructions on the screen.

Credit Card Online Payment*

How it works:

Make a one-time payment using Visa®, MasterCard®, American Express® or Discover®.

What to do:

1. Login in to SmartStreet.com
2. On the left navigation bar, under the Online Payments for Homeowners section, select the blue Make Payment button.
3. Choose Make a One-Time Payment to initiate a payment without registering or click Create an Account to register. Registering also allows you to make a one-time payment to your saved property and payment information.
4. Select your association and follow the instructions on the screen.

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