

Niguel Shores Community Association
Community Update – December 15, 2025

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

Assessment-Auto Pay Setup Reminder

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 autopay 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.**

New Year's Eve Party – December 31, 2025

NIGUEL SHORES RESIDENTS!
JOIN US FOR A
NEW YEAR'S
Eve Party

The Niguel Shores Board Of Directors Is Hosting
This Event For All Residents And Their Guests

December **31** *At 7:30 p.m.*

Niguel Shores Community Center

DJ, APPETIZERS, CHAMPAGNE, AND DANCING

We Will Be Celebrating At 9pm and Midnight!
BYOB If You'd Like Something Other Than Champagne
Feel Free To Bring An Appetizer To Share
Must Be 21 Or Older To Attend

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 12/22/25 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

Thank you to Everyone who participated in the Niguel Shores Neighborhood Holiday Decorating Contest.

The Winning Streets are:

- Ionian Bay
- Manta Court North
- Porto Cristo
- Sextant Drive
- Tasman Bay
- Timor Bay

Residents of the winning streets are invited to attend a pizza party in the Clubhouse, tomorrow, Tuesday, 12/16 at 5:00 p.m. Congratulations!

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