

**Niguel Shores Community Association**  
**Community Update – February 10, 2026**

**For the most up to date information visit: [niguelshores.org](http://niguelshores.org)**

**LATE NOTICES FOR 1<sup>ST</sup> QUARTER ASSESSMENTS**

The association recently sent out late notices to the community for the 1<sup>st</sup> quarter assessments. NO LATE FEES WERE POSTED As you know the association recently moved its payment platform to Smart Street with the Banc of California (the notice with set up instructions was mailed in October to all members) this notice is currently on the association webpage if you still have not set up your payment account.

With the conversion there were data transfer issues at the bank and many of the payments made were not posted into the association's accounting software, therefore some members that made payments were not reflected. That has been corrected and the payments are currently being applied to the accounts.

We do encourage you to double check with the office to confirm receipt of your payment as many members sent the payment to the old bank lock box and we didn't receive them. There will be no late payment for any account in which we received payment by January 30<sup>th</sup>. We apologize for the confusions.

33654 Niguel Shores Drive  
Dana Point, CA 92629  
(949) 493-0122