

Matt Northrop

From: Matt Northrop
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Subject: NSCA Community Update - August 10, 2026
Attachments: 8.12.26 General Session Board Meeting Agenda.pdf

Niguel Shores Community Association
Community Update – August 10, 2026
For the most up to date information visit: niguelshores.org

August Board Meeting

Our Board Meeting this week is on Wednesday, August 12 at 6 p.m. We hope to see you there and have attached the General Session Agenda.

Automated gate entry improvements

We've discovered that most problems with gate arms not raising for vehicles with RFID tags is because the scanner gets confused when multiple cars are in line. We believe those issues can be resolved by stopping a car length away from the arm until it drops back down after the previous vehicle passes through. Signs showing where to stop and wait have been placed at resident entry gates. In addition, new 'Resident Only' signs are planned for Selva and Cabrillo gates to reduce the number of incidents of non-residents trying to enter by tailgating, and the resulting cost and maintenance issues of broken gate arms.

NSCA Architectural Manager

NSCA Architectural Manager Karen Decker resigned last Thursday. Architectural Committee Chair John Chis and NSCA Consulting Architect Jeff Smith are working with the Board to backfill the position. In the interim, if you have questions regarding new or ongoing architectural applications or appeals, please call Matt Northrop at 949-493-0122, Ext. 4. or e-mail mnorthrop@niguelshores.org.

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