From:
Sent: Wednesday, October 21, 2026 3:57 PM
Subject: NSCA Community Update - October 21, 2026

Niguel Shores Community Association
Community Update – October 21, 2026
For the most up to date information visit: niguelshores.org

Assessment Payment System – Online and Auto-Pay – Homeowner Reminder
Just a reminder we moved to a new platform to make online Assessment payments in November 2025. If you haven't updated your payment remit, or if you want to pay directly through the online platform, instructions are here:

http://www.niguelshores.org/community/wp-content/uploads/2026/10/Auto-pay-instructions.revised.10.2026.pdf

One-time payments and auto-pay are both options on this site - you will just need your Account Number to register at Smartstreet.com.

4th Quarter Assessments are due by October 30, 2026 to avoid late fees and penalties.

Financial Statements – August 2026 – Available on niguelshores.org
August financial statements have been reviewed by the Board and are available on the Niguel Shores website at https://www.niguelshores.org/2026/01/nsca-governing-documents/ .

These are located in the password protected section. If you need the password please e-mail mnorthrop@niguelshores.org .

Important reminders for November
1. We are holding a Town Hall on Wednesday, November 4th at 6:00 p.m. in the Clubhouse to present the 2027 draft budget. All homeowners are encouraged to attend.

2. November Board meeting is Thursday, November 19th at 6:00 p.m. due to Veterans Day holiday on the 11th.

Matt Northrop promoted to Architectural Manager
The Board is pleased to announce the promotion of Matt Northrop to Architectural Manager effective immediately. Matt has been serving in an interim capacity for the past three months and has demonstrated his leadership in support of the residents and the Architectural Committee (AC). The Board and the Architectural Committee unanimously endorsed Matt.

It’s a tough job; renovation and new construction in Niguel Shores is at all-time high level – and continues to grow. We’re excited about the fresh perspective Matt will bring to the role. His knowledge of the AC Rules and Regulations is deep, and his steady hand in navigating the processes is impressive. Matt supported the AC for seven years, from 2014 to 2021 in a cross-training role which has proven critical over the past 90 days.

Matt holds a Bachelor’s Degree in Political Science from California State University Fullerton, a CMCA (Certified Manager of Community Associations) credential since 2012 from the Community Association Institute (CAI) and previously held an AMS (Association Management Specialist) credential.

Please join us in congratulating Matt on this important and well-deserved promotion.

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