



LANDSCAPE – FAQ

Who maintains my front yard?

It depends on what neighborhood you live in. There are nine (9) different neighborhoods within Niguel Shores. The Association maintains front yards in the Townhomes and some of the Garden Homes. All other neighborhoods maintain their own yards. If you are not sure whether an easement is present, review your governing documents or contact the NSCA Office.

How do I know if a sprinkler is mine or the Associations?

The Association uses reclaimed water sprinklers that have purple caps.

What do I do if I see a broken sprinkler on common area?

Please contact the Management Office to report this and NSCA will put in a work order for repair. If the office is closed, call the Mariner Gate at (949) 493-0122.

How do I put a request in regarding Association maintained landscape?

Fill out and return a Homeowner's Request Form (HRF) to the Niguel Shores Office or complete the form on the Association's website www.niguelshores.org.

How long before action is taken on my landscape request?

NSCA has up to thirty (30) days to respond to the request however, most action is resolved quicker than this time-frame, depending on the nature of the request.

I don't like the plants in the Association maintained area, can I take it over and plant what I want?

That depends. In the Townhome sections of the community, you may take over the landscape maintenance of the planter beds along the garage and front fences in the front yard. This requires you to also take over responsibility for the planter bed irrigation. A resident can apply to take over an area via a non-standard landscape application. In the Breakers Isle or Garden Home areas, check with the NSCA Office for clarity on if an area can be converted to privately maintained landscape, as easement maintenance responsibilities vary house-to-house.

Who makes decisions on plant material installation in Niguel Shores common areas and maintained areas?

A combination of the Landscape Contractor and contracted professionals in coordination and consultation with the NSCA Board of Directors, Management Staff and the Landscape Committee.

What is the name of the NSCA Landscape Contractor?

Harvest Landscape Enterprises, Inc.

The landscaper was just trimming near my house. I asked him to trim my bush but he didn't. What do I do?

Contact the NSCA Office and fill out a request form. Harvest Landscape will only perform work submitted to them by the office.

When are community trees trimmed in Niguel Shores?

Annual tree trimming starts in September and runs through the fall and into winter. The Association's landscape contractor is contracted to trim community trees, once per year, if needed.

My drain is clogged. What do I do?

Most drains are private property drainage and are the responsibility of each homeowner to keep clear and maintain. When a drain needs to be replaced that is located on common area, the Association may be responsible for replacement of the drain if it cannot be cleared by the homeowner.

There is a dirt path behind my back yard at the top of the slope. Can I plant on it?

No. This 18 to 24" area is called a berm and is supposed to remain a dirt walkway to allow landscape personnel access to maintain the irrigation, landscaping and drainage on the slope.