



**Niguel Shores Community Association**

33654 Niguel Shores Drive  
Dana Point, California 92629-4221  
(949) 493-0122 • Fax (949) 388-7892

**NOTICE OF SPECIAL ASSESSMENT**

May 8, 2023

Dear Niguel Shores Homeowners:

The Board of Directors of Niguel Shores Community Association (NSCA) approved a Special Assessment on May 4, 2023 at a Noticed General Session meeting. The additional funds will be used to cover increased costs for the recreational amenities project. The new Amenities Project costs are reflecting substantial increases in labor and materials, as well as the city has given us additional requirements to adhere to which has reflected increase. These costs cannot be covered using the inflation and contingency monies used in establishing the original \$780 assessment.

This letter is to provide formal notice to the Membership of the Special Assessment pursuant to California Civil Code section 5605(b). The Special Assessment was approved in the amount of \$180.00. The Assessment must be paid in two (2) installments which will be included as part of the July (\$90) and October (\$90) quarterly assessment notice. If these payments are not received by the due date, a late fee, and interest will be added to the account.

There is no need to send a separate check for this special assessment. If you make your payment through your financial institute, please include the additional \$90 per quarter with your quarterly assessment in July and October. If you are set up on Automatic Payment Withdrawal Service (ACH) through the association, we will include the \$90 in each of the upcoming quarterly withdrawals from your account.

If you should have any questions regarding this matter, please contact the NSCA Management Office during the regular operating hours of Monday – Friday from 8:30 am – 5:00 pm.

Sincerely,  
ON BEHALF OF THE BOARD OF DIRECTORS

Marla Miller  
General Manager

cc: Board of Directors