

The CHPOA ‘Highlander’

SHORE CLIFFS BEACH ACCESS IS CHANGING

SHORE CLIFFS and CHPOA Launch New Beach Access System

We’re pleased to announce that **Shore Cliffs has recently renegotiated a new beach access sharing agreement** with Corona Highlands Property Owners Association (CHPOA), Corolido, and Canyon Cove. Alongside the other communities that share the 3 gates, we approved the **replacement of traditional keys with a magnetic fob system**, which is expected to be more **reliable and cost-effective**. Repeated issues with keys sticking in the lock had led to frequent repairs and inconvenience for all participating communities—this change aims to resolve that.

Process and Policy

CHPOA will be receiving its batch of fobs soon. **Powerstone Property Management** will assign each fob to a lot address through the gate software system. **No personal identifying information will be shared**—only lot addresses will be linked to the fobs.

- **Members in good standing (with 2025 dues paid)** will receive one fob at no charge.
- A **CHPOA volunteer will deliver** the fob directly to your property or you may elect to make arrangements to pick one up (TBD). Only property owners—either presenting valid identification or personally known to the volunteer delivering the fob—may receive the initial fob distribution.
- If you have a tenant in residence, you will need to notify CHPOA in writing if you want us to release the fob to your tenant. If you'd like to make arrangements to pick up your fob, please notify CHPOA by mail at: **CHPOA, P.O. Box 415, Corona del Mar, CA 92625. Include your current contact information so that we can coordinate your pick up appointment.**

Replacement & New Member Costs

- **Lost fobs** will incur a **\$150 replacement fee**, which is consistent with the past cost of replacing a key.
- **Member Households** in good standing are **initially limited to one fob**.
- **New members joining after program implementation** will pay a **\$270 setup fee** to receive their first fob and will be responsible for paying the annual CHPOA membership fee. This

fob cost is set by the software provider and includes administrative setup and gate access control.

The software system also allows fobs to be **deactivated for non-payment of dues and loss**. When selling your property, notify **Powerstone (Danielle Hoff, dhoff@powerstonepm.com) so that the fob can be deactivated**. **Upon receipt of the deactivated fob from escrow, the new owner may notify Powerstone to activate the fob when annual membership has been paid.**

Gate Use and Liability

The gate system tracks individual fob usage. If intentional **gate damage** occurs and is linked to a specific time of access, the **associated homeowner may be charged a \$270 maintenance fee service call** for immediate repair.

Benefits of Membership

Nonmember owners are encouraged to consider joining CHPOA now before the system is live. New members before the system is live will receive the first fob free of charge and save the \$270 initial set up fee. Historically, we were responsible for **45% of shared beach gate maintenance costs** due to our community's number of individual lots. Under the new arrangement, the BOD has negotiated a reduced fee share of **31% based on total annual membership**.

Shore Cliffs reported that the one-time cost to install the new fob system and app was **approximately \$26,000**. Shore Cliffs initially funded this investment, and CHPOA's contribution will be reimbursed over time through its contributions to their reserve fund.

Mission Statement

The mission of the Corona Highlands Property Owners Association (CHPOA) is to preserve and enhance the unique character,, and beauty of our community by upholding the standards of our governing documents, promoting thoughtful stewardship, and fostering neighborly engagement — all with the goal of maintaining and elevating the highest possible property values for the benefit of all homeowners. **The #1 benefit the board provides the community is restoring/growing everyone's home equity by enforcing height restrictions.**

Karen Behringer

Michael Pilsitz

Maria Forino

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CHPOA Board of Directors