

The CHPOA ‘Highlander’

Legal Victory Reinforces Strength of Our CC&Rs

Legal Victory

We are pleased to share an important and positive development for our community. Recent legal clarification has confirmed and upheld the authority of our **Covenants, Conditions, and Restrictions (CC&Rs)** and the essential role of the **Architectural Review Committee (ARC)** in preserving the unique character and integrity of Corona Highlands.

As a **non-profit mutual benefit corporation**, Corona Highlands Property Owners Association operates under a shared legal structure that ensures all lot owners are subject to the community’s governing documents. The recent legal proceedings have successfully tested and affirmed that **no individual lot owner may opt out of our CC&Rs**. This outcome is a critical reinforcement of the collaborative responsibility we all share in maintaining our neighborhood's standards, aesthetic, and quality of life.

Of special importance, this ruling supports the continued enforcement of **ARC Guidelines**, specifically the **16-foot height restriction (that applies to most properties with a couple of exceptions as noted in the CC&Rs)**, which exists to protect views, and ensure the harmony that defines our terraced community. This legal success ensures that the **view protection measures**—a cornerstone of our CC&Rs—remain active and enforceable.

This moment marks not only a legal win, but a broader affirmation of the vision and values we hold as neighbors. We sincerely thank all those who voluntarily contributed financially to this legal effort and reaffirm our commitment to fair, consistent, and transparent governance as we move forward together.

Shore Cliffs Beach/Gate Maintenance

The Shore Cliffs Board is currently moving forward with a proposal to upgrade the beach gate access system from traditional keys to **magnetic fobs**, with the goal of improving **performance and reliability**. Our dues increase this year is largely due to the escalating costs attributed to Shore Cliffs.

In addition, they are evaluating **concrete repairs** along the easement corridor and have recently installed **metal handrails** to enhance safety. At this time, **maintenance costs are still under review**, and no further details are available. We will share updates as soon as more information is known. HOA members who are current with dues may request a key to the Shore Cliffs beach gate.

Support Your Community—Pay Your Annual Dues Assessment-Become a Member

We invite all residents to support and strengthen our community by becoming a member and paying the annual \$385.00 Dues Assessment. With the recent addition of **Powerstone Property Management**, we've taken an important step toward enhancing both the efficiency of our operations and the long-term **property values** in Corona Highlands.

Did you know? Our HOA dues are among the **lowest in all of Orange County**—yet they go a long way! Your contributions help cover:

- **Maintenance and cleanup of the Shore Cliffs beach and gate.**
- **Professional Financial Management through Powerstone**
- **Insurance, legal, and architectural oversight**
- **Newsletters and communications**
- **Accounting services**
- **Escrow coordination** during home sales
- And, of course, our traditional **end-of-summer member community gathering**

All of this is made possible not just through dues, but also through the tireless work of your **all-volunteer Board of Directors**, whose dedication ensures the smooth running of our neighborhood and the protection of property values.

Let's continue building a vibrant, well-maintained, and connected community—together.

Welcome Jazzar Development on Seaward

They worked hard with the ARC to redesign the originally proposed home to meet our 16 ft. single story requirement per the CC&Rs. Ron Jazzar, CEO, projects completion of the build to be January 2026 when we can look forward to adding another new home to our community.

Tom Nicholson is developing 408 Mendoza for Pleasantville Road Partners and anticipates another year of construction to complete the build. 511 Seaward is being developed for Nicholson Companies, LLC. 511 Seaward underwent a recent ARC approved redesign and has submitted plans to the city for approval. Stay tuned.

Worth noting **Marston Developers** project at 403/405 Serra Drive intend to remove trees that were interfering with views. They ask for our patience.

Frequently asked questions:

Who is our City Council Representative? Lauren Kleiman lkleiman@newportbeachca.gov.

Trees/Landscaping Infractions

Too often we are called upon to intervene when trees are obstructing views in neighbor disputes. Article 11 of the CC&Rs makes it clear... **“11. No trees or shrubs shall be planted which, when fully grown, shall block or Interfere with the ocean view of adjoining or other properties in said tract. Any trees planted shall not, when fully grown, exceed sixteen (16) feet in height.” This height restriction is measured based on the original highest finished grade of the lot.**

The BOD will send an enforcement violation notice at the request of a homeowner to encourage tree trimming and landscape maintenance. Owners with issues should make the initial attempt toward reconciliation and working with their neighbors. The City also has tools of enforcement for hedges that restrict hedge height to 6 feet at a fence. The BOD ‘remedy’ is to send violation letters, but individual homeowners will initiate and fund the ‘cure’ through small claims court or other legal remedies.

Roof Decks

Logically, roof decks are at the top of the restricted height envelope with their railings. As such, *permanent* structures that break that envelope are not permitted. Recently, we are receiving complaints about rooftop umbrellas being left open indefinitely. Please respect your neighbors and refrain from this practice by closing/removing your umbrellas when not in use.

Powerstone Management

The move to Powerstone Management has proven to be positive for financial management of the CHPOA. Their ability to do dues/assessment billings, prepare financial reports, disclosures, and budgets while giving guidance on general financial management is a ‘win’ for our community. We believe that Powerstone Management delivers added value to all property owners, enhances our reputation within the real estate and development communities, and helps protect and grow property values. Here is a procedure refresh if you are wanting to make your annual dues payment of \$385.00 to Powerstone.

1). Checks made out to CHPOA (Corona Highlands Property Owners Association), can be mailed to Powerstone Property Management, Attn: Danielle Hoff, 9060 Irvine Center Dr., Irvine CA 92618. Danielle is our CHPOA Community Manager. Other online payment processing questions may be directed to Danielle’s email: dhoff@powerstonepm.com.

Lili Bender joins the BOD

We are pleased to announce that Lili Bender has volunteered to work with the CHPOA BOD and will act as a liaison for Real Estate Escrow closings when properties are sold. This is an important function since at closing, delinquent dues may be resolved. We are most pleased to have this long needed important support and welcome Lili to the BOD Team. Lili may be contacted via email at: lili_bender@yahoo.com.

Karen Behringer

Michael Pilsitz

Maria Forino

Paul Taylor

Mark Paz

CHPOA Board of Directors