



## Kite Hills Reminders

**COMMUNICATION:** Are you receiving messages from the association? If **not please** contact our Community Manager to ensure you are on the distribution list to receive important updates, community event & board meeting information. **Contact Julie McKenna at [julie.mckenna@seabreeze.com](mailto:julie.mckenna@seabreeze.com) or 949-599-2142.**

**ARCHITECTURAL APPROVAL:** Architectural approval is required by the association's governing documents. If you plan to make any exterior changes to your home please contact Chris Wilkes, KH ARC Coordinator, at Seabreeze Management to obtain an application, [chris.wilks@seabreezemgmt.com](mailto:chris.wilks@seabreezemgmt.com). You are required to wait for final approval before beginning your construction.

**STORAGE:** Storage is not permitted in view of the common area, including on the driveway. This includes recreational vehicles, boats, trailers as well as miscellaneous items.

**IRRIGATION:** Please check your landscape irrigation to ensure you are not overwatering causing water waste or run-off onto sidewalks, streets or slopes

**BOARD MEETINGS:** Monthly meetings are held on the third Tuesday of the month at 6:30pm at the Clubhouse. If the date is changed homeowners will be notified. Email reminders and meeting agenda are sent to owners on the email distribution list. The Board encourages homeowner attendance and participation.

## Next Board Meeting

**Tuesday, April 16th, 2024**

**6:30 p.m. at the Community Clubhouse**

Board Meetings are normally on the 3rd Tuesday of each month unless otherwise posted. All residents are invited to attend. We have a Homeowners Forum at the start of each meeting, where homeowners can address the Board. We want to hear from you.

## Gardening Club

This month we want to focus our article on a popular fruit tree: apple. Apple trees are pollinated by insects, with bees and flies transferring pollen from flowers of one apple tree to those of another. But you don't need to plant a whole orchard to enjoy apples right off the tree. Two trees will reward any family with enough fruit to enjoy and share with friends.



Apples require pollen from a different apple variety to grow fruit. If you only have room in your yard for one tree, there might be crabapples in your neighborhood to provide the pollen your tree needs.

Most apple trees are grafted onto dwarfing rootstocks and only grow to be about 8-10 feet tall. So even if you're short on space, you probably have space for two trees.

Before choosing an apple tree to plant, take a look around your neighborhood. A pollen source should be within 100 feet of the apple tree you plant to ensure the pollen gets to your tree.

*continued on page 2*

## Save The Dates!

It was wonderful to see so many neighbors at the Eggstravaganza! Look for pictures from the event in the May newsletter! The Event Committee is excited to share the dates for the other 2024 events. The next event is the **4th of July Bike Parade** the morning of July 4th, Really Classic will be filling the air with their wonderful music at the **Concert in the Park on August 17th**, and **Santa** will be here with **Donuts and More on December 7th!** If you are interested in volunteering at, planning, or have any ideas or suggestions to share please contact us at [kitehillevents@gmail.com](mailto:kitehillevents@gmail.com).

## Kite Hill Landscape

During our recent meeting with Harvest, the Slope and Landscape Committees embarked on a comprehensive review of the newly planted slopes, marking almost a year since the initial planting. As we surveyed the landscape, it became evident that the maturing plants have begun to establish themselves, showcasing the fruition of our efforts. However, our attention was also drawn to the infill planting conducted late last fall, still in its emerging stages. With the onset of spring, bolstered by rain and sunshine, we anticipate a noticeable surge in growth, transforming these areas into lush, verdant landscapes. It's crucial to remember that the maturation process of these slopes is a gradual one, spanning upwards of three years. Some plants are poised to spread out to impressive dimensions, reaching 8-10 feet. We appreciate your patience regarding any apparent bare spots, they will soon be filled in by the thriving foliage.

Additionally, we are closely monitoring the areas where plants were affected by frost a few weeks back. Encouragingly, signs of new growth have begun to emerge, signaling the resilience of our greenery. We will continue to keep an eye on these specific spots, ensuring they receive the care and attention needed for a full recovery.

As always, if you have recommendations or comments, please email [Julie.mckenna@seabreezengmmt.com](mailto:Julie.mckenna@seabreezengmmt.com) and include in the subject line Kite Hill Landscape.

— Julie Harrington Giffin,  
Landscape Committee Chair

## Gardening Club, *continued from front page*

If you don't see any crabapples or other apple trees that close, your best bet is to plant two trees of different varieties. When purchasing an apple tree, you are actually selecting a plant made up of two genetically different individuals grafted together, the scion and the rootstock.

The scion is the aboveground part of the tree that produces the type of fruit desired (ex. Honeycrisp or Haralson). The rootstock plays a major role in determining the tree's ultimate size and how long it will take to bear fruit.

Three things to keep in mind when planting are sunlight, pH and spacing. Apple trees require full sun, so choose a spot where the sun shines directly on the tree for at least 8 hours each day. When it comes to soil, apple trees can grow in most soils as long as there is no standing water and the pH of the soil is between 6 and 7. How much space do you need for apple trees? A good rule of thumb for a garden fruit tree is to provide at least as much horizontal space as the anticipated height of the tree. So, if your tree will grow up to 8 feet high, make sure there are 8 feet between it and the next tree.

Dig a hole for each tree that is no deeper than the root ball, and about twice as wide. When you dig the soil out of the hole, pile it on a tarp or piece of plywood so it's easier to get it back in the hole. You may mix in up to one-third by volume compost, peat moss or other organic matter. Most of what goes back in the planting hole should be the soil you took out of the hole. There is no need to add fertilizer to the hole.



*continued on page 4*

<b>KITE HILL REAL ESTATE ACTIVITY</b>				<b>MARCH 15, 2024</b>			
<b>KITE HILL RECENT HOME SALES</b>				<b>KITE HILL HOMES FOR SALE</b>			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
29352 BOBOLINK	3,212	01/08/24	\$1,760,000				
24011 CANVASBACK	2,863	10/30/23	\$1,640,000	<b>THERE ARE CURRENTLY NO HOMES FOR SALE</b>			
24011 GOLDENEYE	2,018	10/18/23	\$1,478,000	<b>LOW INVENTORY!!</b>			
24191 BECARD	3,098	10/09/23	\$1,600,000	<b>CALL ME FOR ADDITIONAL DETAILS</b>			
23812 BITTERN	3,283	10/06/23	\$1,749,000	<p><b>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</b></p> <p><i>Your Kite Hill Neighbor for 36 Years</i></p> <p><b>Chris Jotblad</b>, Realtor® 949.212.4868                      email: <a href="mailto:Chris@ChrisJotblad.com">Chris@ChrisJotblad.com</a> Keller Williams Realty  <b>Experienced Realtor® for 20 Years</b> Lic # 01409253                      Search for New Listings and Recent Sales online at:  <a href="http://HomeSearchOrangeCountyCA.com">HomeSearchOrangeCountyCA.com</a></p>			
23975 IBIS	3,185	08/28/23	\$1,720,000				
28761 JAEGER	3,538	08/04/23	\$1,850,000				
28558 JAEGER	3,281	07/24/23	\$1,960,000				
<b>KITE HILL HOMES IN ESCROW</b>							
Address	Sq.Ft	In Escrow	List Price				
23992 PLOVER	3,336	03/15/24	\$1,900,000				
24011 GOLDENEYE	2,018	03/06/24	\$1,690,000				

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John and Karla Gaines - Recent Sellers in Kite Hill

\*Based on information from CRMLS, Inc. as of (date the AOR/MLS data was obtained) and/or other sources. \*All data, including all measurements & calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office agent presenting the information\*.

## Come Join Neighbors At The Pool This Summer!

The swim program at the Kite Hill pool is a great way to further your child's swim skills, develop stroke skills and water endurance and conditioning!! Just a reminder that this is not a swim lesson program, so your swimmer must be at least 5 years old and have some basic knowledge of freestyle and backstroke. Coaches are typically coaching from the pool deck and not in the water, so your child must be able to swim a lap without assistance. It's also a great way to catch up with neighbors and hangout at the pool!!

### Important Details...

- Swimmers 5+ years old  
**(Kite Hill Residents ONLY)**
- June 3- July 25th
- M-Th, (you pick how many days to attend)
- Swim groups 3:30-4:30pm and 4:30-5:30pm
- Cost is \$360 per swimmer plus a \$35 registration fee
- 3 swim meets in Ladera Ranch are included but not mandatory

It's going to be a great summer at Kite Hill Pool! Contact Evolution Swim to register or for additional questions. [www.Evolutionswim.com](http://www.Evolutionswim.com)



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## Gardening Club, *continued from page 2*

If you purchased bare root trees, closely examine the root system and remove encircling roots or J-shaped roots that could eventually strangle the trunk. For trees in containers, inspect the root systems for encircling woody roots. If woody roots are wrapped around in a circle, straighten them or make several cuts through the root ball prior to planting. This helps the plant produce a stronger root system and prevents the formation of girdling roots that eventually weaken the tree.

Position each tree so that the graft union is about 4 inches above the soil line. The graft union is a swelling where the variety meets the rootstock. If the graft union is placed close to or below the soil line, the variety (scion) will root, causing trees to grow to full size. Spread the roots of bare root trees, making sure none are bent. Have someone help you get the tree standing up straight. Begin adding the soil, tamping to remove air pockets as you go. After the hole is filled, tamp gently and water thoroughly to remove remaining air pockets. The soil may settle an inch or two. If this happens, add more soil.

Throughout the life of the tree, you should water its root zone thoroughly during the growing season whenever there is a dry spell. Ideally, the tree should receive one inch of water from rainfall or irrigation every week from May through October.

It's a good idea to stake the tree for the first few years. Either a wooden or metal stake will work. A stake should be about the height of the tree after being pounded two feet into the ground. Use a wide piece non-abrasive material to fasten the tree to the stake. Avoid narrow fastenings such as wire or twine, as they may cut into the bark. Use tree guards to protect the trunk of your tree. Planting is a good time to install a tree guard. These

are usually made of plastic and are available at most nurseries and online.

Once established, an apple tree planted on a favorable site, in properly prepared soil, should thrive with minimal fertilization. Nitrogen is normally the only mineral nutrient that needs to be added on an annual basis and can be added using compost.

The branches of non-bearing young apple trees will normally grow 12 to 18 inches per year while the branches of bearing apple trees will grow 8 to 12 inches in a season. If growth exceeds these rates, apply no compost at all, as too much growth can keep fruit from developing, and lush growth is more susceptible to fireblight infection.

For the first three to five years, grass and weeds should be removed from about a 3-foot radius around the tree. Grasses can deplete soil moisture rapidly and will reduce tree growth. Applying a few inches of mulch around the base of the tree will help prevent weeds. Keep the mulch a few inches away from the trunk to prevent rodent damage and fungal growth.

Know when to pick: the color of an apple is only one indicator of its ripeness. Sweetness is an indicator of maturity and harvest readiness along with fruit size and color. There is a popular idea that some later apple varieties need a frost to sweeten them before picking. However, apples will ripen and sweeten up without a frost.

How to tell if an apple is ripe is look for a change in the background color, the part of the skin not covered with red. When the background color (also called ground color) begins to change from green to a greenish-yellow color, the apple is starting to ripen.

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## Kite Hill Board Members 2024

- President** - Brian Farrell
- Vice President** - Stacey Taylor
- Treasurer** - Jeff Bethard
- Secretary** - Valerie Sadai
- Member at Large** - Gregg Materna

### IMPORTANT CONTACTS:

- Seabreeze:** 949-855-1800
- After hours Emergency:** 800-232-7517  
(property threatening matters)
- Kite Hill Seabreeze Community**
- Manager:** Julie McKenna, 949-599-2142  
julie.mckenna@seabreezemgmt.com
- California Coastal Patrol:**  
714-563-1821

## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections: 303-979-7499 or info@newsletterconnections.com**

To find ad rates and discounts, go to **NewsletterConnections.com** or scan QR code.



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KITE HILL MARKET DATA



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