



April 2026

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A Publication By The Community For The Community

Kite Hill Reminders

COMMUNICATION

Are you receiving messages from the association? If **not please** contact our Community Manager to ensure we have your current email in our system to receive important updates, community event & board meeting information. **Contact Julie McKenna at julie.mckenna@seabreezgmt.com or 949-599-2142.**

POOL & COURT RULES

Please familiarize yourself and your family members with the rules for use of the tennis courts and pool area. The rules are available on the community website at <https://commarea.cincwebaxis.com/>. Safety is the first priority, please do not prop open pool or recreation area gates and ensure that children are always supervised in the pool & spa.

MAILBOXES

Individual mailboxes and posts are the responsibility of each owner. If you have a shared post, you must work with your

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Kite Hill Message From The Board

Dear Kite Hill Residents, The Board of the Kite Hill Community Association would like to share several important updates regarding community safety, upcoming infrastructure projects, and new amenities under consideration. We are committed to maintaining the beauty and safety of our neighborhood and welcome your engagement on these initiatives.

FIRE SAFETY AND HOME HARDENING

As we approach the warmer months, fire safety remains a top priority. The Ad Hoc Fire Committee is fielding and consolidating homeowner questions regarding upcoming fire inspections and house hardening techniques. By addressing these concerns collectively, we aim to ensure every resident has the information needed to protect their property and our community at large. If you have any questions or concerns please email our property manager Julie McKenna.



POOL AND RECREATION FACILITIES

To ensure our common areas remain a premier destination for relaxation, the Board is discussing a pool area facelift. We are in the early stages of gathering resources and suggestions for this project. If you have specific opinions or ideas for improvements, we would love to hear them as we evaluate our options.

SAFETY FIRST: PEDESTRIAN RIGHT-OF-WAY

With the increasing popularity of e-bikes and other motorized vehicles, we would like to issue a friendly reminder regarding sidewalk safety.

Pedestrians have the full right-of-way on all sidewalks and pathways throughout the community.

Motorized vehicles, including e-bikes, can be dangerous to walkers. Please exercise extreme caution and yield to pedestrians at all times to keep our community safe for everyone.

NEW FEATURE PROPOSAL: WALKING PATH AND BENCHES

We are exploring the idea of adding a walking path with benches along the park area. This would provide a dedicated space for residents to enjoy the breeze, the shade, and our beautiful views. We are interested in gauging community interest in this project and we are also researching the cost. Please let us know if this is an amenity you and your family would utilize.

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<https://www.facebook.com/groups/Kids92677>



Next Board Meeting

Thursday, April 21st, 2026

6:30 p.m. at the Community Clubhouse

Board Meetings are 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.

Reminders, *continued from front page*

neighbor(s) to ensure they are maintained and replaced when needed. Please take a moment to look at your mailbox and post and make any needed repairs or replacements. To obtain specifications and a referral for mailbox repairs/replacement please contact amy.bone@seabreezemgmt.com.

TRASH CANS

The community rules require that trash be placed out no more than 12 hours before pick-up and be stored removed no less than 12 hours after pick-up, cans are not to be kept in view of the common area.

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.

From The Board, *continued from front page*

If you see any landscape or maintenance issues or if you wish to volunteer for a Committee, please email our property manager Julie McKenna at julie.mckenna@seabreezemgmt.com.

Thank you for your continued pride in our community.

National Earth Day

Each year on April 22nd, National Earth Day campaigns around the globe promote ways to keep the Earth healthy and our planet livable. Here are some ways to observe Earth Day.

- Support and use recycling programs in your community.
- Volunteer to clean up local parks and streets on clean-up days.
- Support and frequent green businesses.
- Use re-usable products versus disposable.
- Repurpose items that have outworn their use.
- Shop secondhand and thrift stores for gently used items.
- Use energy-efficient appliances or line dry your clothes.
- Walk or ride your bike to work if possible.
- Carpool or make one trip instead of multiple trips for shopping.
- Encourage your favorite products to reduce packaging.

Don't wait for someone to bring you flowers.

*Plant your own garden and
decorate your own soul.*

—Luther Burbank

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Are You New to Kite Hill?

Please reach out to the Welcoming Committee at kitehillevents@gmail.com

We would like to share information about the opportunities in our wonderful community and a *small surprise!*

All homeowners that have moved in within the past year are encouraged to contact us.

Semiquincentennial Coins & Medals

To celebrate the Nation's Semi-quincentennial (SemiQ), the United States Mint is proud to unveil one-year-only changes to well-known American coinage, such as the circulating dime, quarter, and half dollar. The Mint will also release special numismatic coins and medals in 2026 featuring unique designs and enhancements for core products and annual releases.

–<https://www.usmint.gov/coins>

Ultimate Spring-Cleaning Checklist

1. Clean Baseboards
2. Dust
3. Vacuum
4. Mop
5. Shampoo Rugs
6. Wipe Walls and Ceilings
7. Reseal Grout Lines
8. Clean Upholstered Furnishings
9. Clean Window Furnishings
10. Wash Window Screens
11. Clean Light Fixtures and Ceiling Fans

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Gardening Club

April is the “sweet spot” for gardening in Kite Hill. With the coastal “May Gray” still a few weeks away and the soil finally warming up, it is the perfect time to transition your beds from winter greens to summer staples. Whether you have a dedicated backyard plot or are utilizing a sunny patio, here is how to make the most of our Mediterranean climate this month.

WHAT TO PLANT: THE SUMMER KICK-OFF

While we can still harvest late season carrots and beets, April is the official starting gun for warm-season vegetables.

- **The “Big Three”:** Tomatoes, Peppers, and Eggplants can all go into the ground now. If you’re planting from starts (nursery transplants), make sure to bury tomato stems a bit deeper than they were in the pot to encourage a robust root system.
- **Vining Crops:** Sow seeds for Cucumbers, Zucchini, and Summer Squash. These thrive in our sunny Kite Hill slopes. If space is tight, try trellising your cucumbers vertically.
- **Sweet Corn & Beans:** For those with larger garden beds, April is ideal for planting Sweet Corn and Pole Beans. Plant corn in blocks rather than single rows to ensure better pollination by the wind.
- **Herbs:** Refresh your herb garden with Basil, Cilantro, and Parsley. Basil, in particular, loves the increasing sunlight but keep it well-watered to prevent wilting.

FRUIT TREE MAINTENANCE: APRIL CARE

Our local citrus and stone fruits are entering a high energy growth phase. A little maintenance now prevents broken branches and sour fruit later.

- **The Art of Thinning:** If your Peach, Plum, or Nectarine trees are heavily laden with tiny fruit, it’s time to be brave. Thin them out so there is about 4–6 inches between each fruit. This prevents branches from snapping under the summer weight and ensures the remaining fruit grows larger and sweeter.
- **Citrus Feeding:** Your lemons, limes, and oranges are likely blooming or setting fruit. Apply a balanced citrus fertilizer now to support this growth. Remember to water the tree deeply before and after fertilizing to prevent root burn..
- **Pest Watch:** Keep an eye out for Aphids on new growth. A sharp blast of water from the garden hose is often enough to dislodge them without needing harsh chemicals.
- **Irrigation Reset:** As temperatures rise, increase your watering frequency. For established trees, a deep soak once a week is better than shallow daily watering. This encourages roots to grow deep into the Kite Hill soil where it stays cooler.

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- Marta Reynolds, Kite Hill Resident

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Gardening Club, *continued from page 4*

APRIL PLANTING CALENDAR:

Crop Type	What to Plant in April	Best Method
Warm-Season Veggies	Tomatoes, Peppers, Eggplant, Zucchini	Transplants (Starts)
Vining & Gourd	Cucumbers, Cantaloupe, Summer Squash	Seed or Starts
Leafy Greens	Swiss Chard, Malabar Spinach, Basil	Seed or Starts
Root & Legume	Green Beans, Beets, Carrots, Radishes	Direct Sow (Seeds)
The "Big Eater"	Sweet Corn (plant in blocks for pollination)	Direct Sow (Seeds)

Craft Flower Pots

These Easter Egg Craft Flower Pots are the perfect way to add to your Easter decorations.

- Using hot glue, glue the ends of the colored egg together.
- Add flowers and you have made yourself an Easter egg bouquet.



Interesting Facts For April

- The first president of the United States, George Washington, was inaugurated on April 30, 1789.
- April is the equivalent of October in the Southern Hemisphere.
- The phrase "April Showers bring May Flowers" comes from a poem from the 1500s by Thomas Tusser.
- The April full moon earns the name April's Full Pink Moon not due to its color but because it's named after the pink phlox flowers that bloom in North America's early spring.
- Some of the famous people with an April birthday are Queen Elizabeth II, Leonardo da Vinci, Charlie Chaplin, William Shakespeare, Thomas Jefferson, and Jackie Chan.

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KITE HILL REAL ESTATE ACTIVITY MARCH 13, 2026

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
29141 BOBOLINK	3,336	03/05/26	\$2,500,000
29162 BOBOLINK	3,336	02/18/26	\$2,375,000
23962 EIDER	3,212	02/13/26	\$2,385,000
24002 PLOVER	2,727	02/02/26	\$2,310,000
24035 JACANA	3,163	11/21/25	\$2,615,000
28862 JAEGER	2,210	11/13/25	\$1,919,669
29162 BOBOLINK	3,336	10/17/25	\$1,752,300
24041 LAPWING	3,283	10/02/25	\$2,510,000
24002 PLOVER	2,727	09/19/25	\$1,738,000
24092 LAPWING	2,586	08/04/25	\$1,710,000

KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
THERE ARE NO HOMES IN ESCROW			

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
23962 CORMORANT	3,283	02/13/26	\$2,399,000
23776 BRANT	3,538	01/14/26	\$2,698,888

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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*.

Neighborhood Watch

Staying informed is our best defense. At a recent Neighborhood Watch meeting, the Laguna Niguel Police Department shared critical updates on local crime trends and practical ways we can protect our homes and families here in Kite Hill. Here is a summary of the most important information to keep our community safe.

LOCAL CRIME TRENDS: WHAT TO WATCH FOR

Criminals are becoming increasingly sophisticated, using both high-tech scams and old-fashioned “distraction” techniques.

- **Retail & Personal Theft:** Be wary of “distraction thefts” at ATMs or in parking lots. In one local case, a victim lost \$13k after being distracted at an ATM.
- **“Jugging”:** This occurs when suspects watch victims at banks or high-end stores and follow them to their next location to commit a “smash-and-grab” from their vehicle.
- **Property Crimes:** Residential burglaries are often occurring through rear sliding glass doors or even second-story entries. One recent local burglary resulted in a \$11k loss of jewelry.

PROTECTION AGAINST FRAUD AND SCAMS

The “digital” frontier is where many residents are being targeted. Law enforcement highlighted several “spoofing” and “phishing” tactics:

- **The “Official” Pose:** Scammers impersonate the IRS, Social Security, or even local Law Enforcement to demand money.
- **The Tech Support Trap:** Beware of “anti-virus” alerts on your computer. One resident was convinced to withdraw and hand over \$25k cash to a “representative” to “fix” a fake issue.

- **The Toll Road Scam:** Many have received texts regarding unpaid toll bills. Do not click the links. These are designed to steal your financial information.

ESSENTIAL PREVENTION TIPS

The Sheriff’s Department emphasizes that visibility and physical barriers are the best deterrents.

Category Action Items

- **Vehicle Safety:** Remove all valuables; never leave bags or electronics in view. Always roll up windows and lock doors.
- **Home Security:** Install motion-activated cameras and lights. Use glass break sensors or security film on sliding doors.
- **Out of Town:** Use timers for interior lights. Avoid posting vacation photos on social media until you return.
- **Personal Safety:** Be aware of your personal space in retail areas. Never leave your purse or wallet in a shopping cart.
- **Pro-Tip:** Create a “Family Password.” If someone calls claiming a family member is in trouble, ask for the password to confirm their identity.

NEIGHBORHOOD RESOURCES

Vacation Home Checks: If you are heading out of town, you can schedule a vacation check with Laguna Niguel Police Services (LNPS) by calling 949-362-4346.

Crime Mapping: Stay updated on local activity by visiting CrimeMapping.com.

If you are interested in becoming a Block Captain, please email us at kitehillneighborhoodwatch@gmail.com.

Let’s keep Kite Hill safe by looking out for one another!

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NEWSLETTER
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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

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.

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



This Space Intentionally Left Blank for Teen Services

Kite Hill Board Members 2026

- Brian Farrell - President
- Greg Hill - Vice President
- Scott Theodorson - Treasurer
- Valerie Sadai - Secretary
- Gregg Materna - Director

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

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Spring adds new life and new beauty to all that is.

-Jessica Harrelson

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-Hawkins Family, Kite Hill



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-Cory and Chasin Prather, Tustin



Before



Finished remodel

We highly recommend Jordan for any home improvement project. His **combination of skill, energy, honesty and professionalism is rare to find**, and we are grateful for the incredible work he has done to our home. -Gabriela, San Clemente

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Remodels

New Construction

ADUs

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4 bd, 3 ba | Approx. 3,283 sq ft

CLOSED



29141 Bobolink, Laguna Niguel | \$2,545,000
5 bd, 3 ba | Approx. 3,336 sq ft

CLOSED



23962 Eider Ct, Laguna Niguel | \$2,438,888
4 bd, 3 ba | Approx. 3,212 sq ft

CLOSED



6 Via Hacienda, RSM | \$1,345,000
4 bd, 3 ba | Approx. 2,459 sq ft



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**KITE HILL
MARKET DATA**



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