



August 2023

Vol. 08 No. 08 • Circulation: 645

A Publication By The Community For The Community

## Concert in the Park!

Please be sure to **RSVP** to attend the concert in the park event on **August 19<sup>th</sup>** from **4-7PM** and receive your free ice cream ticket for a treat from **Miss Debbie's** truck. The trio **Really Classic** will be playing family friendly music that will appeal to all ages! The band will be set up on the basketball court so bring your blankets and chairs and enjoy an evening with the community.

You are welcome to bring your own food and beverages or order from the **Tres Compas Truck**. Consider **preordering** from the truck so you don't have to wait in line. Please use the QR code link on the flyer. If you **RSVP** you will be sent the link directly. With this convenient option you can choose what time you would like your food and you will receive a text message when it is ready. In addition to the wonderful music and food there will be an **airbrush tattoo** artists and several other **special surprises!**



## Landscape Committee

The Landscape Committee has been developing plans for our community focusing on landscape symmetry. We are creating a plant schematic utilizing many of the existing plant choices you see around the pool and on the newly planted slopes. We have several efforts in the planning phase including reimagining the monument signage to establish a grand entrance to Kite Hill. Overtime, this will include enhancing the visual beauty of roughly 50 feet on either side of the monuments. We will also look to visually enhance the monument at Recreational Center Drive and Kite Hill Drive.

Ongoing efforts will continue throughout the community and on Alicia Parkway to manicure, clear, and replace overgrown/dead shrubs and trees. We are immediately replacing more than 20 trees that have previously been removed.

Our goal is to create thoughtful landscape schemes that create symmetry in the common areas while providing wonderful color and vibrancy to our beautiful Kite Hill Community.

— **Julie H. Giffin, Realtor®, Landscape Committee Chair**

## Next Board Meeting

**Tuesday, August 15th, 2023**

**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.



## Kite Hill Reminders

**COMMUNICATION:** Please be certain to contact our Community Manager to ensure you have an email in the system so that you receive important community updates, community event & Board Meeting information. [julie.mckenna@seabreezgmt.com](mailto:julie.mckenna@seabreezgmt.com) or 949-599-2142. Our goal is to have an email address for all residents.

**MAINTENANCE:** Home maintenance community wide helps to maintain and increase home values for all Kite Hill Homeowners. Please remember to maintain landscape and ensure exterior painting and repairs are completed. If you are ready to paint, please contact Seabreeze Management for an application.

**COURTESY LETTERS:** The Volunteer Rules Committee has been completing monthly community inspections and the results have been great. There are many new mailboxes, homes have been painted and landscape is looking better overall. If you receive a letter and have any questions please contact our Community Manager, at [julie.mckenna@seabreezgmt.com](mailto:julie.mckenna@seabreezgmt.com).

**STORAGE:** Storage on driveways or in the view of the street is prohibited. This includes inoperable vehicles, trailers, and recreational vehicles covered or uncovered. Driveways must be clear at all times. Please do not store items in the front or on the side of your home in view of the common area. Also, please note that PODS or other temporary storage units are only permitted for a brief time period. If long term storage is need it must be done off-site.

## Neighborhood Watch

On June 27, the Laguna Niguel Police department hosted a meeting at the Crown Valley Park Community Center. Current crime trends were discussed including an uptick on residential burglaries. Most thieves leave houses in under 2 minutes. They usually target houses near green belts, trails or vegetation that's accessible from sidewalks. They steakout the homes in advance to get a pattern of when the homeowners won't be home. The police are using unmarked patrols, bike patrol by volunteer PAC members and flyovers by drones for heat signatures. It's not just Orange County that is seeing more burglaries, the problem is nationwide.

What the police do recommend for prevention is to get a protective film to put over any glass. The film makes it much harder to shatter. The burglars want a quick and easy target. Anything that the homeowner can do to make it harder will help deter them. While they didn't endorse any product that did mention 3m makes a product for shatter proof protection.

## Brake Safety Week, Aug. 20–26.

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

*Like a welcome summer rain, humor may suddenly cleanse and cool the earth, the air and you.*

*—Langston Hughes*

Pacific Roofing Systems offers:

- Roof Repairs
- Re-roofing
- New Roofing
- Preventative Roof Maintenance
- Underlayment Evaluation & Replacement
- Gutter and Downspouts Repair & Cleaning
- Roof Inspections
- Roof Tile Cleaning
- Decking and Waterproofing
- Skylight installation and replacement

**949-495-4200**

**[www.pacificroofingsystems.com](http://www.pacificroofingsystems.com)**



*"This roofer saved us! The roof has never leaked since Pacific Roofing Systems handled everything for us"*

*- Marta Reynolds, Kite Hill Resident*

**Accountability. Superior Customer Service. Exceptional Craftsmanship.**



# Gardening Club Article

Hi KH Neighbors! August is a great month to harvest your garden fruits and vegetables. Tomatoes, beans, peas, cucumbers, onions and strawberries should all be at peak ripeness. It's important to harvest before fruits and vegetables get overripe or eaten by pests. This month you can start planting your second round of edible plants for a late-fall or winter harvest. It's best to wait until the end of the month, since this month tends to be quite hot and not an ideal time for planting. You can transplant tomatoes or peppers any time in the month.

You can also start cucumbers, celery, beans, and zucchini. Now is the perfect time to look back on your spring and summer crops to analyze what to plant for the rest of the year. What crops did best in different parts of your yard? Are there any plants that need a different amount of sun or water? Did



*Pictured: Corn stalks*

you have too many of one type of vegetable and not enough of another? Last year, we had a warmer fall so most of the summer plants did nicely well into the fall season.

In the Fall, you can start planting fruit trees. Take this month to figure out where best in your yard to plant them and which varieties do well in our climate.

## “Rockin” Summer Concert Series! Get Nervous

**Friday, August 11, 2023, 6:30 PM–8:00 PM**

*Amphitheater, 29751 Crown Valley Parkway, Laguna Niguel*

## Spider-Man: No Way Home 2023 OC Parks Sunset Cinema

**Friday, August 18, 6:00 PM – 10:00 PM**

*Laguna Niguel Regional Park*

*28241 La Paz Rd, Laguna Niguel, CA*

Enjoy a free movie screening at Laguna Niguel Regional Park, complete with pre-show entertainment and food and drink options available for purchase. Food trucks will serve a variety of cuisines with a beer and wine garden available to those 21 and over. The event is open to all ages and parking is free.



### Summer CAKE BREAK

NOTHING bundt CAKES®

Kite Hill

**Free Bundtlet**

when you present this coupon

**Laguna Hills**  
26534 Moulton Parkway, #E  
Laguna Hills, CA 92653  
(949) 238-8700

Expires 08/30/23. Limit one (1) coupon per guest. Coupon must be presented at time of purchase. Valid only at the Nothing Bundt Cakes bakery(ies) listed. Valid only on baked goods; not valid on retail items. Must be claimed in bakery during normal business hours. Not valid for online orders. Not valid with any other offer. Discounts applied before tax. Coupon may not be reproduced, transferred or sold. Internet distribution strictly prohibited. No cash value.



For Bakery

## DREAMING OF A CHANGE?



**HUTAFF ARCHITECTS**

Kite Hill Resident | 20 Yrs Experience

Contact Mike for a free 30-min design consult



mike@hutaffarchitects.com | 949.339.2860

# Prepare for Back to School

## Back To School Shopping

Get your kids involved in back to school shopping and it won't seem like such a chore. Set spending limits for items such as clothing, shoes and backpacks and allow them to pick out what they like best, whether online or in a store. By doing this early, you'll avoid long lines at stores and anxiety at home in the days before classes commence.

If your child must wear a uniform, make sure they have what they need before the first day. And don't forget to set up a comfortable home study space if they will be distance learning.

### Create a Message Center

Life can be chaotic during the school year with all those online class meetings, sports practices and rehearsals. Create a message center so everyone in the family can keep track of schedules and appointments. You can build a home message center or purchase one that is ready to go.

### Stock up on Supplies

Whether you homeschool your child or send them off to a private or public school, there's a good chance they'll need some supplies. Many schools provide a list of everything your child will need. Stock up on pencils, erasers, markers and rulers now so they are ready to go on day one. And keep your school supplies organized so you can find everything when you need them.

### Get a Lap Desk

A lap desk is perfect for doing school assignments on the go. It can function as a laptop stand, travel desk, breakfast table, kids study desk and much more. There's also extra storage space under the desktop. And the legs fold in flat, making

these trays easy to store and portable. It's the perfect accessory for your school technology.

### Prepare for Morning

Now's the time to prepare for those hectic early mornings. Get in the habit now of making lunches the night before. About two weeks before school starts, have your children go to bed a little earlier each night and wake up to an alarm clock so they're ready for the first day.

### Get An Insulated Lunch Box

Back to school also means packing your child's lunch each morning. This insulated lunch box will keep everything cool (or warm) until they're ready to eat.

### Make Sure Work is Completed

Was your child assigned school work to complete over the summer? Make sure they've done their reading and any summer homework packets.

### Create a Backpack Station

Set up a backpack and coat station. This can be installed in an entryway or mudroom as a designated spot for kids to hang their belongings when they come home each day. It can also help cut down on clutter.

### Choose Outfits

Get your kids in the habit of choosing clothes for the week on Sunday. Have your child lay out his or her clothes that they plan to wear the night before. Not only will this make mornings less chaotic, but it may even help cut down on your laundry throughout the week.

– <https://www.familyhandyman.com>

## KITE HILL REAL ESTATE ACTIVITY

## JULY 14, 2023

### KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
23961 DOVEKIE	1,945	07/07/23	\$1,411,000
29206 BOBOLINK	1,945	04/27/23	\$1,430,000
28591 JAEGER	3,538	04/18/23	\$1,925,000
24001 GOLDENEYE	3,336	04/03/23	\$2,250,000
29161 MURRE	3,212	12/08/22	\$1,500,000
28791 JAEGER	3,538	11/10/22	\$2,050,000
28381 CHAT	2,683	10/31/22	\$1,750,000
24152 BECARD	2,727	10/24/22	\$1,600,000
24002 CANVASBACK	2,586	10/17/22	\$1,755,000
29131 MURRE	3,336	10/05/22	\$1,825,000

### KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
28558 JAEGER	3,281	06/26/23	\$1,900,000

**"Chris is the picture of patience and care.** She spent weeks showing two families buying a home together homes and communities while our criteria expanded. Her attention to details of each of the homes allowed us to quickly see possibilities. Her experience allowed us to ask questions we had not considered. When we did agree on a property that met our needs Chris saved us thousands of dollars by optimizing both buyers and sellers priorities. Chris made the home buying experience efficient and earned my friendship." -Dick Verbeck

### KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
23975 IBIS	3,185	05/04/23	\$1,749,900
28761 JAEGER	3,538	06/04/23	\$1,875,000

**LOW INVENTORY!!**  
**CALL ME FOR ADDITIONAL DETAILS**

**Thinking of Selling or Investing in a Home  
in Our Beautiful Kite Hill Community?  
Call for a Free Home Valuation from**

*Your Kite Hill Neighbor for 35 Years*

**Chris Jotblad**, Realtor® 949.212.4868

email: [Chris@ChrisJotblad.com](mailto:Chris@ChrisJotblad.com) Keller Williams Realty

**Experienced Realtor® for 19 Years** Lic # 01409253

**Search for New Listings and Recent Sales online at:  
[HomeSearchOrangeCountyCA.com](http://HomeSearchOrangeCountyCA.com)**

\*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\*.

## CLASSIFIEDS:

The perfect way to find local professionals to work on your house!  
You can also find tutors, activities, sale items and more!

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://www.ColoradoLasertype.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.

**This Space  
Intentionally  
Left Blank  
for Teen Services**

### Advertising:

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.

To place an ad, call  
**Colorado Lasertype, 303-979-7499**  
Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com)

To find ad rates and discounts, go to  
[www.ColoradoLasertype.com](http://www.ColoradoLasertype.com)  
and click on the "Advertising Rates" link.

*The Kite Hill newsletter is a monthly publication of the Kite Hill Homeowners Association. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.*

## Kite Hill Board Members 2023

**President** - Stacey Taylor

**Vice President** - Matt Smith

**Treasurer** - Brian Farrell

**Secretary** - Valerie Sadai

**Director** - Richard Chung

### 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](mailto:julie.mckenna@seabreezemgmt.com)

**California Coastal Patrol:** 714-563-1821

## News Articles

Please submit news articles by the 10th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits. Please email [kitehilldocs@gmail.com](mailto:kitehilldocs@gmail.com) to submit an article for the newsletter.



**SUMMER MEANS  
HAPPY TIMES AND  
GOOD SUNSHINE!**

**WANT TO BOOST YOUR SUMMER BUSINESS?  
ADVERTISE IN THIS NEWSLETTER!**

Check out our website today for pricing!  
[www.coloradolasertype.com](http://www.coloradolasertype.com)

**Colorado Lasertype**  
Your neighborhood newsletter publisher

September ad deadline is August 15th

[GetInfo@ColoradoLasertype.com](mailto:GetInfo@ColoradoLasertype.com)  
**303-979-7499**



**entry SYSTEMS**  
GARAGE DOORS & GATES

REPAIR • SALES • INSTALLATION

FAMILY OWNED SINCE 1972

**We'll Treat You Like Family!**

Visit Our Design Center:  
26941 Cabot Rd #122, Laguna Hills

Maintenance Included with Every Repair

**(949) 495-0835**

5 STAR COMPANY  
★★★★★

[yelp](https://www.yelp.com) [f](https://www.facebook.com) [G](https://www.google.com)

[www.entry-systems.com](http://www.entry-systems.com) • [info@entry-systems.com](mailto:info@entry-systems.com)  
License #916334



**BACK ON THE MARKET...**



**BEST TURNKEY VALUE IN LAGUNA NIGUEL!!  
BUYER'S LACK OF PERFORMANCE IS YOUR GAIN!**

**23975 Ibis Court, Laguna Niguel**

4 Bedrooms, 3 Baths | Approx. 3,200 Sq. Ft.

**PRICE REDUCED TO \$1,749,000**

This is the house we have all been waiting to come on the market. A most intriguing feature is the MASSIVE bonus room over the entire 3-car garage featuring built-ins and a gas fireplace. This is a multi-functional room that could be divided into 2 separate rooms to make a 6-bedroom home or leave one room for an office or playroom. This home represents South OC living at its best featuring vaulted ceiling entry living room adorned by a cozy fireplace and adjoining dining room both with custom concrete floors, a bedroom and full remodeled bathroom downstairs, a large open kitchen/family room featuring a beautiful gas fireplace with built-ins surrounding, the white kitchen we all long for and high-end appliances and an expanded island. The property features updated HVAC as well as most newer windows, a full repipe, a leased, transferable SOLAR SYSTEM (\$150/mo. plus an annual reconciliation between \$300-\$500), newly updated flooring, large secondary bedrooms, an expansive owners suite with vaulted ceilings, a balcony, and dual closets as well as tons of storage! The property is located on a short cul de sac and features a wraparound yard with multiple seating zones.

Call the agent with the best results...

**CALL CORA!**

**YOUR KITE HILL EXPERT AND #1 REALTOR  
FOR OVER A DECADE!**



**Cora Berkery, REALTOR®**

ABR, BS/BM, e-PRO, FSR, GREEN, GRI

**#1 IN KITE HILL**

949.285.1984

Cora@CoraBerkery.com

www.CoraBerkery.com

CalRE#01415774

**IN ESCROW**



**28558 Jaeger Drive, Laguna Niguel | \$1,900,000**

4 Bedrooms, 2.5 Baths | Approx. 3,281 Sq. Ft.



**24525 Trevino Drive Unit #1, Valencia | \$499,900**

2 Bedrooms, 1.5 Baths | Approx. 1,041 Sq. Ft.

**TOP 1.5% ALL agents  
and teams nationwide!**



**Successful Together**



**KITE HILL  
MARKET DATA**



**COLDWELL BANKER  
REALTY**

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE#01415774