



Message From The Board

The Kite Hill Board is pleased to announce Jeffrey Bethard as our new Board President. Jeffrey previously served in the roles of both Vice President and Treasurer, and is looking forward to continuing to work with the rest of the Board to improve the community.

This past month the Board hired a company called Real Green to undertake critical controller repairs to our irrigation system at the REC Center sport field slopes. These upgrades will allow us to plant new vegetation this fall. The Board appreciates your patience during this time and looks forward to unveiling refreshed, beautifully planned landscaped slopes for everyone to enjoy.

A huge thank you to our dedicated Events Committee for their outstanding work organizing the July 4th Kite Parade. Under the expert coordination of Committee Chair Jenny Wilkes, the event was a wonderful success, bringing together families, neighbors, friends and pets in a festive atmosphere. Special shoutout to Jill Donaldson for leading the parade, and Committee members Susan Campion and Dawn Assaff for their volunteer service.

One thing everyone in the community can do to help, is report any landscape or maintenance issues to our property manager Julie Mckenna. Her email address is julie.mckenna@seabreezemgmt.com. The Board is committed to making sure repairs get done in a timely fashion.

We wish everyone a wonderful August and start to the school year.

— The Kite Hill Community
Association Board Of Directors

Next Kite Hill Board Meeting

Tues., August 19th, 2025, 6:30pm
at the Community Clubhouse

August 2025

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A Publication By The Community For The Community

Garden of the Month

The Garden of the Month for July has been awarded to **Lupe and Christine Loya** - 29196 Murre Lane.



As with most beautiful gardens, this one goes through several transitions through the Spring and Summer seasons. If you had walked past this garden, just a few weeks ago, you would have seen a profusion of yellow gladioli. Now that they have gone, there is a new showstopper, the ‘Becky’ Shasta daisy.

This variety is known for its two to three feet stems and its beautiful white classic daisy flowers. It attracts butterflies and other pollinators and looks particularly stunning in large swaths, just like in this garden.

They do particularly well in full sun and do not need a lot of maintenance. They flower through Summer and can last until late September.

The various heights of these daisies give the garden a lot of depth and color. The Shasta daisy is a perennial and will come back for multiple years. It has a rhizome root structure that enables it spread underground and fill a space quickly. Lupe’s advice for daisies is to deadhead the plants regularly and prune them back, at the end of the season.

At this time of year many gardens begin to lose their spring and early summer color. What Lupe and Christine’s Garden shows is that this does not have to be the case.

Several years ago, Lupe hired a landscape designer from Armstrong Nursery to design a garden that included her favorite flowers along with some suggested by the designer. Together, they came up with a plan, and the nursery delivered and planted the front garden. Lupe has enjoyed picking flowers to create arrangements in her vases, ever since.

As certain plants fall back, during the long summer months, the Shasta daisy is ready to take up the challenge and keeps this garden looking lush and beautiful.



Kite Hill Reminders

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. Remember!-ID is required to enter the Pool, Spa & Courts.

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.

ARCHITECTURAL APPROVAL

Plan on upgrading the exterior of your home or doing a major remodel? Avoid the headache and expense of a “re-do” by submitting your plans to Seabreeze to be reviewed by the Architectural Committee. Please wait for final approval BEFORE you begin work to ensure your plans are in line with the CC&R’s and architectural guidelines.

MAILBOXES

Individual mailboxes and posts are the responsibility of each owner. If you have a shared post, you must work with your neighbor(s) to ensure they are maintained and replaced when needed. Please inspect 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. **Note-homeowners must use ONLY the approved design but may use a licensed vendor of their choosing to repair or replace mailboxes and posts.**



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-Encinas family, Kite Hill

In progress (back)

Finished remodel (front)

Plans & Drawings
Remodels
New Construction
ADUs



4th of July Bike Parade



Gardening Club

Kite Hill’s warm Mediterranean climate makes it ideal for growing peppers especially in July when sunshine and heat fuel their growth. Whether you’re growing bell peppers, jalapeños, or sweet varieties, now is a great time to plant or nurture thriving plants in your summer garden.



1. Perfect Time to Plant Peppers

If you haven’t already planted peppers by July, don’t worry it’s still possible. In Southern California’s USDA Zone 10a/b, peppers can be planted as starter plants (transplants) now and will still produce through early fall. Direct seeding is not ideal in July since germination struggles in intense heat.

2. Location & Soil Needs

Peppers need full sun—at least 6 to 8 hours daily. Choose a warm, protected spot that gets good airflow. Use well-draining soil enriched with compost or organic matter. Ideal soil pH is slightly acidic to neutral (6.0–7.0). Raised beds or containers also work well in Laguna Niguel’s clay-heavy areas.

3. Watering Wisely

July’s heat means careful watering is critical. Peppers like deep, consistent moisture, but don’t tolerate soggy roots.

- Water in the morning, 2–3 times per week depending on soil and weather.
- Use mulch (like straw or bark) to retain moisture and reduce temperature fluctuations.

4. Fertilizing for Production

Once flowering starts, feed plants every 2–3 weeks with a low-nitrogen, high-potassium fertilizer to support fruit development. Avoid over-fertilizing with nitrogen, which leads to leafy plants but few peppers.

5. Managing Pests & Heat

Keep an eye out for:

- Aphids and whiteflies – use neem oil or insecticidal soap if needed.
- Sunscald – during heat waves, provide temporary shade cloth to protect young fruit from burning.
- Blossom drop – normal in high heat; consistent watering and light feeding help recovery.

6. Harvesting Tips

- Bell peppers can be harvested green or left to ripen to red, yellow, or orange.
- Hot peppers typically change color when mature—pick based on size and spice level.
- Use clean shears or scissors to avoid damaging the plant.

In Summary

July is peak pepper-growing season in Kite Hill. With plenty of sunlight, warm temperatures, and the right care, your pepper plants can flourish and produce a colorful, tasty harvest well into fall. Whether you’re after sweet bells or fiery chilis, your garden is in the perfect place to make it happen.

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Neighborhood Watch



As summer heats up in Kite Hill, so does travel and unfortunately, so do home burglaries. July is peak vacation season, which makes empty homes an inviting target for thieves. But with a few smart steps, you can protect your home while you're away.

1. Don't Advertise Your Absence

Avoid posting your travel plans on social media until after you return.

Burglars often scout online for targets. Keep your departure and return dates private, and ask a trusted friend or neighbor to check your mail and bring in packages.

2. Light Up Your Property

Use timers on indoor lights and motion-sensor lights outdoors to make your house appear occupied. Set timers for the evening hours to mimic your usual routines. Well-lit homes are far less likely to be targeted.

3. Lock Everything—Windows Too

It may seem obvious, but a surprising number of burglaries happen through unlocked windows or side gates. Double-check locks on all doors and windows, including those on second stories, garages, and sliders. Install dowels or rods in tracks to prevent sliding doors or windows from being pried open.

4. Invest in Smart Security

Laguna Niguel is safe overall, but smart technology adds extra peace of mind. Video doorbells, indoor cameras, and smart locks can help you monitor your home from afar. Some systems even alert you to unusual activity or attempted break-ins.

5. Get a House Sitter or Notify Authorities

If you're gone for an extended time, consider hiring a house sitter. Alternatively, notify the Orange County Sheriff's Department through their Vacation Home Check program, which provides free patrols of your property while you're away.

6. Be Strategic with Landscaping

Overgrown bushes can provide hiding spots for burglars. Trim back shrubs near doors and windows to maintain visibility. Avoid leaving ladders or tools outside that could assist someone trying to break in.

7. Secure Valuables and Documents

Store jewelry, electronics, and important documents in a fireproof safe or off-site. Avoid leaving valuables in plain sight of windows.

Summer should be about relaxing not worrying about your home's safety. With just a bit of planning and awareness, you can enjoy your vacation knowing your home in Kite Hill is secure.

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Fire Safety And Actions: Laguna Niguel

Laguna Niguel prioritizes fire safety through various measures, including enforcing strict building codes, promoting vegetation management, and educating residents about wildfire preparedness. The city, in partnership with the Orange County Fire Authority (OCFA), works to reduce wildfire risk and enhance community resilience.

Key aspects of Laguna Niguel's fire safety initiatives:

Fire Hazard Severity Zones (FHSZ): Laguna Niguel is located within a FHSZ, requiring specific fire-resistive construction features in new buildings.

Building Codes: The city enforces building codes, including those outlined in Chapter 7A of the California Building Code, to ensure new structures are fire-resistant.

Fuel Modification Zones: The city has regulations regarding fuel modification zones, requiring property owners to manage vegetation to reduce wildfire risk.

Weed Abatement: Laguna Niguel has a weed abatement program, requiring property owners to remove weeds and other combustible vegetation to prevent fire hazards.

Ember-Resistant Zones: New measures are being implemented to create ember-resistant zones around homes, requiring removal of combustible materials within a specified distance.

Emergency Preparedness: The city provides resources and information on emergency preparedness, including evacuation plans, disaster supply kits, and family emergency plans. Community Education: Laguna Niguel emphasizes community education and awareness through various programs and resources to promote fire safety and preparedness.

Evacuation Zones: The city has established evacuation zones and provides information on how to access evacuation information during emergencies.

Local Hazard Mitigation Plan: Laguna Niguel participates in the Local Hazard Mitigation planning process to assess risks, identify strategies for risk reduction, and ensure community resiliency.

Cooperation with OCFA: Laguna Niguel works closely with the Orange County Fire Authority (OCFA) on fire prevention and emergency response.

By implementing these measures, Laguna Niguel aims to create a safer environment for its residents and minimize the potential impact of wildfires.

National Water Quality Month

National Water Quality Month is dedicated to making the most of the relatively small amount of fresh water we have. Clean water is vital to our individual health, our collective agricultural needs, and our environment.

Book Lovers Day, Aug. 9.

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

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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.

Optimism doesn't mean that you are blind to the reality of the situation. It means that you remain motivated to seek a solution to whatever problems arise.

-The Dalai Lama

Kite Hill Board Members 2025

- Jeff Bethard - President
- Brian Farrell - Treasurer
- Valerie Sadai - Secretary
- Greg Hill - Director
- 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

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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24002 CORMORANT	3,283	07/11/25	\$1,900,000
28361 CHAT	3,283	07/10/25	\$2,250,000
29435 ANA MARIA	3,212	07/08/25	\$1,995,000
24041 LAPWING	3,283	06/26/25	\$1,720,000
23982 CORMORANT	3,283	06/20/25	\$2,600,000
24002 SWALLOWTAIL	2,210	05/22/25	\$1,950,000
29265 KESTREL	3,336	02/21/25	\$2,330,000
29132 MURRE	3,212	01/16/25	\$2,525,000
24112 SNIPE	2,795	12/02/24	\$1,999,900
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Address	Sq.Ft	In Escrow	List Price
24092 LAPWING	2,586	07/10/25	\$1,725,000

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John and Karla Gaines - Recent Sellers in Kite Hill

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¹ By total volume and units per CRMLS cross property search defined by: Status is 'Closed' 12/05/2024 to 12/31/2023. Property Type is one of 'Residential', 'Residential Income', 'Land', 'Manufactured In Park', 'Commercial Sale', 'Commercial Lease', 'Business Opportunity'. City is 'Laguna Niguel'. MLS Area is 'LNLAK - Lake Area'. Subdivision Name is 'Kite Hill III (KH3)', 'Kite Hill North (KHN)', 'Kite Hill South (KHS)'. *Based off information pulled 4/18/25 from CRMLS/Niguel Shores and other sources for 1/1/2015-4/18/2025. Not intended as a solicitation if your property is already listed by another broker. 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. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker, Coldwell Banker logos, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury 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 Anywhere Advisors 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. Scan the QR Code for giveaway rules. (40483847)