



Kite Hill Reminders

KITE HILL ELECTION: The election of directors is scheduled for December 19th. Ballots have been mailed. Please be sure to VOTE! so that the election can be completed.

POOL HEAT: The pool heat was turned off on 11/27/23 and will be turned back on the week before Easter in 2024.

TENNIS COURT LIGHTING: The damaged court light poles have been removed and two new light poles have been ordered and will be installed in the coming weeks. Once the new light poles are installed the courts will be reopened.

COMMUNICATION: Are you receiving messages from the association? If not please contact our Community Manager to ensure you have an email in the system so that you receive important updates, community event & Board Meeting information. Contact Julie McKenna at julie.mckenna@seabreezgmt.com or 949-599-2142.

HOLIDAY DECORATIONS: It's wonderful to see all the beautiful holiday decorations in our community. We all enjoy them during the Holidays. Please be sure that the decorations are removed following the Holidays.

Next Board Meeting

Tuesday, December 12th, 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.



Garden of the Month

The Garden of the Month for November has been awarded to **Mark and Darla Pagano at 23982 Catbird Court**. If you have driven up Kite Hill drive, from the north entrance, you cannot fail to notice this beautiful garden, with its impressive hanging baskets and spectacular garden gate and brick work.



Darla says that the two hanging baskets, which are overflowing with pink Impatiens and are situated by the front window, have taken a lot of work and perseverance. One of the difficulties with hanging baskets is making sure they are well watered and have good drainage. The Pagano's have managed to hook both baskets to their irrigation system, and hide the hose almost entirely, which removes the need to constantly water by hand.

At the front of the home there is a selection of succulents with a pastel color scheme that enhances the color of the driveway. The succulent garden is compliments of Carol Wick, Gardener, Painter & Handy-lady extraordinaire who also lives on Catbird Court and can be reached at 949-232-3697. Carol has an eye for being able to beautify any space with the correct plants and flowers to be visually appealing all year round.

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Neighborhood Watch

With the holidays upon us, some of our neighbors will be traveling to see friends and family. Many of us will be shopping online and in stores. The Laguna Niguel Police Department has tips on how to prevent crime this holiday season while we do these activities.

Going Out of Town?

- Lock all doors, windows and garage
- Notify your alarm company/check your cameras
- Secure all valuables
- Set timer on interior lights
- Don't post your location on social media
- Ask a neighbor to keep watch
- Don't leave spare keys outdoors

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Garden of the Month, *continued from front*

The Carrotwood tree and hedges are beautifully shaped and manicured, and more flowers are added around the entrance, using pots.

One piece of advice that Mark and Darla told us was regarding the large Pine Tree that used to be in the backyard, which has been since removed and replaced by a tropical forest with a waterfall where the Pine tree used to reside. They had a lot of trouble growing anything underneath the Pine tree canopy and discovered that the soil under Pine trees becomes very acidic to the point where nothing could grow underneath it.

At one point Hummingbirds were encouraged into the garden, with a number of feeders placed around. Unfortunately, Mark and Darla have a particularly speedy cat, named "Little Boo" and 'Catbird Court' became 'cat bird caught' so the feeders were quickly removed.



**Saturday, December 2nd
9 to 11 AM**

@ the Kite Hill Recreation Center

Residents of all ages welcome! Take a photo with your pet too!

Donuts
Coffee
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Kitehillvents@gmail.com
or via QR Code



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Neighborhood Watch, *continued from front*

Package Theft

- Take advantage of alternative delivery options and alerts
- If your company allows, ship packages to your workplace
- Ask a neighbor to pick up your package from your porch
- Require signature on delivery

- Use Smart Package Lockers such as Amazon Lockers
- Install security cameras on your front porch
- Consider installing a parcel box near delivery door

Beware of Distraction Tactics

- Be aware of your surroundings
- Do not get distracted, suspects work in groups
- Do not leave your valuables unattended
- Report suspicious activity to store employees
- Tell solicitors firmly that you are not interested and walk away
- If possible, get a description of suspicious people and vehicles, then call dispatch
- Non-Emergency Dispatch 949-770-6011 (phone options 1-9-1)

This time of year, identity theft is also on the rise. To help combat the problem, Laguna Niguel Police Services offers shredding services to Laguna Niguel residents. Please remove notebooks, folders, binding clips, and any heavy metal clasps before bringing in your documents. There is no need to remove staples or standard paper clips. For questions, please call 949-362-4346. We hope you all have a very happy, safe and healthy holiday season.

Shredding All year Round

Shredding your personal and private documents will assist you in preventing identity theft. You can safely dispose of your documents at Police Services. Documents are placed in to locked bins and shredded weekly on our premises by Southern California Shredding.



Guidelines:

- Laguna Niguel Residents
- No junk mail, magazines, or non-personal documents
- One (1) banker box per week, per household
- Paper only
- No binders, hanging files, or accordion folders
- No binder clips or heavy metal clasps
- No X-RAYS, CDs, or batteries

Monday-Friday, excluding holidays
8:00 AM - 4:00 PM
Police Services, 30111 Crown Valley Pkwy
Have question? Call 949-362-4043




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Gardening Club

Happy holidays to all of our KH neighbors! We know a lot of you have planted fruit trees. Winter pruning apples and pears helps maintain the shape and balance of the trees. It removes crowded branches and growth that isn't beneficial to producing fruit. For these two types of trees, pruning is best done between November and March while the trees are dormant. Preferably prune in dry weather. Winter pruning encourages strong spring growth. The lack of leaves allows better visibility so you can more easily identify the structure and shape of the tree.



Apple and Pear Tree Pruning Steps

1. Prune out any dead, diseased, or broken branches. Deadwood is often darker or black. The bark may peel or be split and no new buds are forming. Signs of disease are an open wound, discolored wood, oozing wounds, or peeling bark with discoloration. Any time you see disease or a dead branch, remove it. If wet conditions are present, cut past the disease (where you no longer see discoloration in the wood). Once you have dry weather, then make your final proper pruning cut, either at an outward growing lateral or if removing the entire branch, at the collar.
2. Remove any sucker shoots. These are shoots that grow near the base of the tree, off the trunk or near it. Remove sucker shoots as soon as you see them, don't wait.
3. Remove water shoots. Water shoots grow straight upwards and don't produce fruit. They sap strength from the tree and shade fruit and lower branches.

4. Prune any branches that grow downwards. These branches don't provide fruit and can cause a branch to weaken over time and break.
5. Remove crossing or rubbing branches. Branches that cross will eventually cause rubbing, which opens the tree up to disease and insects.
6. Keep the center of the tree clear. Prune inward growing branches to keep the center of the tree clear for airflow and to avoid shading your fruit. You don't want overpopulation of foliage because it's going to shade it too much and will keep your fruit from becoming ripe. If you have a lot of younger shoots growing straight into the center of the tree, remove them.
7. Choose well placed lateral branches to maintain healthy scaffolding. You want to make sure you don't have branches that are right on top of one another. They'll shade the lower branch and create an uneven tree. These branches should grow outwards rather than upward and be 4 to 6 inches apart.

National Thank You Note Day

National Thank-You Note Day on December 26th recognizes the time-honored tradition of thanking people for their gifts, hospitality, and generosity. It is a day to get some note cards, paper, pen, envelopes, and stamps to write those special thank-yous.

KITE HILL REAL ESTATE ACTIVITY NOVEMBER 15, 2023

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
24011 CANVASBACK	2,863	10/30/23	\$1,640,000
24011 GOLDENEYE	2,018	10/18/23	\$1,478,000
24191 BECARD	3,098	10/09/23	\$1,600,000
23812 BITTERN	3,283	10/06/23	\$1,749,000
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
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

KITE HILL HOMES IN ESCROW

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

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
29352 BOBOLINK	3,212	10/09/23	\$1,849,999
29232 KESTREL	3,098	09/07/23	\$2,585,000

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Landscape Update

The Board has approved the relandscape of all four community entries. The new landscape will include an updated look and seasonal color. Currently, there is a water leak which must be repaired to ensure the new plantings receive the proper irrigation. Once the leak is repaired the new planting will be completed.

Kite Hill Holiday Decorations and Toy Collection

Looking for the best decorated streets in Kite Hill for the holiday? Both Eider Court and Ironhead Lane have over-the-top holiday decorations that will ohhhh and awww everyone in your clan. Eider Court has won the best decorated street in Laguna Niguel for many years, with Ironhead Lane a recent winner. For more holiday spirit, you may also drop off (in designated bins) an unwrapped toy for delivery to Children's Hospital of Orange County – CHOC.

The toy collection days are **December 8th through the 17th**. The streets will be decorated through December 31st.

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

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** to submit an article for the newsletter.



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“If you are looking for a proven residential real estate professional, I would be pleased to recommend Cora Berkery. Cora is a Kite Hill specialist who knows the market and how to handle the many challenges that can arise during a transaction. We interviewed two other Realtors and decided to work with Cora as she had the track record and current results that gave us the confidence that our home would have the best chance of selling in an uncertain market. Cora is personable and fair, yet determined to succeed on behalf of her clients. Cora advised us on what steps we needed to take to prepare our home for sale and helped direct the entire process including necessary renovation, updates, and staging. The recipe made a huge difference in presenting our home in the best possible way for potential buyers. To say that Cora went above and beyond is an understatement! Her support team is equally responsive and competent and gave us the confidence we needed throughout the entire listing and escrow process.”

Sincerely,
Mark Arenal



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Sincerely,
John Damiano



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