



Message From The Board

The Board extends warm wishes to all residents for a joyful and peaceful holiday season. The community has seen several improvements this year, and we're pleased to share a few updates.

The newly planted sports field slopes are establishing well and adding a fresh, healthy look to the surrounding landscape. Their progress has been steady, and the growth pattern is right on track for long-term stability and appearance.

Residents have also been enjoying the refurbished pickleball courts 3 and 4. The upgrades have created a smoother, more reliable playing surface and have already seen strong daily use.

We look forward to seeing everyone at the annual Donuts with Santa event on December 6th. Full details can be found in the Events Committee article.

The annual election for the Board of Director's is December 8th. We didn't make Quorum last year on the first try. Please mail your ballots in to be received by December 8th this year to save extra election fees.

We appreciate the community's continued support and engagement.

Annual Election: Board of Directors

December 8th, 2025

Next Board Meeting

Tuesday, December 16th, 2025
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.



Saturday, December 6th
9 to 11 AM
@ the Kite Hill Recreation Center

Kite Hill HOA event

- Residents of all ages welcome! Take a photo with your pet too!
- Donuts, Coffee, Hot Cocoa, Mimosas, Crafts & More!
- RSVP to Kitehillevents@gmail.com or via QR Code
- Follow @kitehillevents for updates

Professional Photography
Sponsored by:



Lera BAKERY
Successful Together
949.285.1904
CA#RE#01415774

Ironhead Lane Holiday Cheer!

Friday, December 12th, lights on at 6:00 PM

It's that time again! Ironhead Lane is lighting up the neighborhood! Join us for our 4th Annual Light Launch & CHOC Toy Drive as we kick off the season surrounded by twinkling displays. Come walk the famous lane, take in the glow, and help make the holidays brighter for the children at CHOC.

Bring an unwrapped gift for CHOC (no stuffed animals)

Enjoy complimentary hot cocoa and cookie snacks.

And on Saturday December 20th, Ironhead will have treat stations for all who pass through to enjoy! You can enjoy the street either driving or walking. Also, don't forget to take a drive down Eider Court to see the holiday lights!

Garden of the Month

The Garden of the Month, for November, has been awarded to Michele and Alan Cherow – 23991 Eider Court. If you pass by this house, you cannot help but notice the two beautiful trees in the front garden. Both of these trees have been impeccably pruned. The pictures above show the before and after picture of the non-fruit bearing Bradford Pear tree. This tree looks gorgeous when covered in flowers, in Spring, and offers pretty fall foliage too. Bradford Pear trees grow fast, in any kind of soil, and can develop mismatched branches that really benefit from pruning.

It is a definite skill to prune a tree well. Unpruned Bradford Pear trees tend to have many upright, crowded branches. The goal of pruning is to open the canopy and create strong wide branch angles, just like the tree pictured above.

At the same time this gives an opportunity to remove any damaged or dead branches and improve the overall health of the tree. It also allows top heavy limbs to be removed and symmetry to be returned to the tree.

While the Bradford Pear tree had already been planted, when Michele and Alan purchased the house, they did plant the California Pepper tree. This tree will also grow in any type of soil, and is very drought tolerant, once established. It provides a rustic, old world look to the garden and can live for up to 100 years.

These trees provide the centerpiece to this beautiful garden. Both trees are expertly pruned by J.Ortega Tree Services - 714-438-9112.



1,600+ Local Reviews!

entry
SYSTEMS
GARAGE DOORS & GATES

Bringing peace of mind to our community since 1972

REPAIRS & INSTALLS | FAMILY-OWNED | FRIENDLY TECHNICIANS

We're close by!

949-495-0835

Visit your neighborhood design center!

26941 Cabot Rd #122, Laguna Hills

entrystems.com

License #916334

BRETT'S IRON

OWNER OPERATED SINCE 1996
References Available / Competitive Pricing

- Mobile Welding
- Gate & Fence Repair
- Painting/Rust Prevention
- Full Restorations
- Sandblasting
- Galvanizing
- Dog Runs
- New Gates & Fences

PRESENT THIS AD FOR 10% OFF ANY SERVICE

949-487-1680

LICENSED LIC# 862398

BONDED INSURED

Kite Hill Reminders

ELECTION OF DIRECTORS-2025

The Election of Directors will be held on December 8, 2025 at the Clubhouse. There is still time to vote if you did not mail in your ballot, please come to the clubhouse at 6PM and vote in person.

LANDSCAPE MAINTENANCE

Beautiful, well maintained landscape and gardens enhance the neighborhood and contribute to all homeowner's property values. Please monitor your landscape to ensure turf is maintained and green, plant material and trees are properly trimmed, weeds are removed, and irrigation is adjusted to reduce run-off.

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.

COMMUNICATION

Are you receiving messages from the association? If not please contact our Community Manager to ensure we have the correct contact information, so that you receive important updates, community event & board meeting information. Contact-Julie McKenna at julie.mckenna@seabreezemgmt.com or 949-599-2142.

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 agendas are sent to owners via email. The Board encourages homeowner attendance and participation.

Architectural News

The Architectural Committee is pleased to share that new exterior paint colors have been selected to bring a refreshed, contemporary look to the Kite Hill Community. We are currently awaiting digital links for easy homeowner access, and once finalized, each resident will receive a personal letter and email outlining these updates. This communication will also clarify which existing paint colors will no longer be grandfathered in and will highlight updated architectural guidelines designed to align our neighborhood with today's standards in modern home design. Look for this letter/email right around the New Year!

As a reminder, an approved Architectural Application is required before beginning any work that affects the exterior of your home (including windows, doors, landscaping, hardscape, paint, remodels, etc.). Failure to obtain prior approval may result in fines and could require modifications or removal of unapproved work

Holidays and Pet Safety

Christmas trees and holiday greens: Make sure your dogs or cats do not chew on limbs or droppings from the tree. Ingested pine needles could get lodged in the intestinal tract, puncturing the lining or bunching together and causing an intestinal obstruction.

Plants: A number of seasonal plants are poisonous to pets if nibbled or eaten, including ivy, holly, mistletoe and poinsettias.

—<https://www.humanesociety.org>

(949) 723-9965 bosecustombuilds@gmail.com @bosecustombuilds www.bosecustombuilds.com

LOCAL GENERAL CONTRACTOR

◆ SPECIALIZING IN KITE HILL FLOOR PLANS ◆

Before



Finished remodel



Before



Finished remodel





Lic # 1100488

In progress



Finished remodel



*"We're thrilled with how our home renovation turned out. We'd recommend Bose Custom Builds to anyone looking for an **honest, detail-oriented** contractor that **takes pride in his work.**"*
-Hawkins Family, Kite Hill

*"I would like to commend Bose Custom Builds for their **expertise**, experience, and **exceptional forethought** that **saved us large amounts of unnecessary costs**"*
-Encinas Family, Kite Hill

*In my 20 years of real estate investing, **Jordan is the most skilled builder I've come across.** I've had the privilege of working with him on multiple projects throughout the years. The **quality of his craftsmanship** is exceptional, and he has a strong work ethic. I **wouldn't hesitate to use him again.***
-Cory and Chasin Prather, Tustin

Plans & Drawings ◆
Remodels ◆
New Construction ◆
ADUs ◆



Your Home for Holiday Shipping

AIM Mail Center #35

30025 Alicia Pkwy
Laguna Niguel, CA 92677

aim35@aimmailcenters.com

Your Home Office

- ✓ Shipping & Packing
- ✓ Mailboxes
- ✓ Office Services
- ✓ Live Scan
- ✓ Custom Printing
- ✓ *And More*

Visit Our Website

aimmailcenters.com/35



Scan QR Code with
your phone's camera
for store & service
information.

We're Open:

Mon-Fri 9:00am - 6:00pm
Sat 10:00am - 4:00pm

Extended Hours Dec 1-23



20% OFF

Shipping

Includes 20% off any one FedEx or UPS shipping purchase. Excludes USPS shipping and postage. Select packaging items or services may be excluded. One-time use per customer. Cannot combine other offers. Valid in-store at participating locations only. Offer is subject to change without notice. Each location is individually owned and operated. ©2025 Annex Brands, Inc.

Expires: 1/31/26 - Coupon Code: 20OFFSHIPP



\$5 OFF

Any Purchase \$25 or More

\$5 off \$25 coupon excludes notary, postage, mailbox renewal, virtual mailbox, LiveScan/fingerprinting, and commission-based services. Select items or services may be excluded. One-time use per customer. Cannot combine other offers. Valid in-store at participating locations only. Offer is subject to change without notice. Each location is individually owned and operated. ©2025 Annex Brands, Inc.

Expires: 1/31/26 - Coupon Code: 50FF25P

Gardening Club

Poinsettias are a seasonal favorite in Kite Hill, offering bold color and reliable performance when given the right conditions. Their care is straightforward once you understand their preferences, especially in our mild coastal climate.

LIGHT AND PLACEMENT

Place poinsettias near bright, indirect light. A spot close to an east or south facing window works well. Direct afternoon sun can scorch the bracts, while too little light causes fading and early leaf drop.

TEMPERATURE AND DRAFT PROTECTION

Poinsettias prefer 65–75°F during the day and slightly cooler nights. Avoid placing them near heating vents, fireplaces, or drafty entryways. Sudden temperature shifts are a common cause of dropping leaves.

WATERING PRACTICES

Water when the top inch of soil feels dry. Fully saturate the soil and allow excess water to drain. Decorative foil wraps often trap moisture, so ensure water isn't pooling at the bottom; soggy soil leads to root decline. Under watering causes wilting and leaf loss, so check moisture regularly.

HUMIDITY CONSIDERATIONS

Indoor air becomes dry during December. Light misting or placing the plant on a pebble tray with water (without submerging the pot) helps maintain moderate humidity, keeping the foliage healthier.

FERTILIZING

While poinsettias don't need heavy feeding during bloom, a balanced houseplant fertilizer once a month helps maintain vigor. Avoid fertilizing a stressed or wilted plant.

PROLONGING COLOR

Keep the plant in consistent light and temperature, avoid over handling the bracts, and maintain even moisture. With steady care, the colored bracts remain vibrant well past the holiday season.

AFTER THE HOLIDAYS

Once bracts fade, prune back by a third, continue moderate watering, and move the plant outdoors in spring after temperatures warm. Many gardeners in Kite Hill successfully grow poinsettias as perennial shrubs, thanks to the region's frost-free conditions.

This approach keeps poinsettias looking fresh through December and offers the option to enjoy them year-round as part of the garden. Hope you all have a very happy and healthy holiday season.



December is a month of invitation to forget ourselves in the service of others.

—Robert Louis Stevenson

KITE HILL REAL ESTATE ACTIVITY				NOVEMBER 15, 2025			
KITE HILL RECENT HOME SALES				KITE HILL HOMES FOR SALE			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
28862 JAEGER	2,210	11/13/25	\$1,919,669				
29162 BOBOLINK	3,336	10/17/25	\$1,752,300	29141 BOBOLINK	3,336	08/29/25	\$2,545,000
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	LOW INVENTORY!! CALL ME FOR ADDITIONAL DETAILS			
24132 SNIPE	3,212	07/14/25	\$2,730,000				
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				
KITE HILL HOMES IN ESCROW							
Address	Sq.Ft	In Escrow	List Price				
24035 JACANA	3,163	10/30/25	\$2,585,000				
<p>"Chris Jotblad has been our neighbor & friend for over 28 years. When we decided to sell our home, we knew that she was the realtor we wanted to represent us. She is honest, fair & knowledgeable about the real estate market. There was never any doubt on our part that she would represent us & our home in an accurate & pleasing way. She not only sold our home to a wonderful family, but helped in finding us a rental home in the area as well. We are grateful for all her expertise, patience & friendship."</p> <p>John and Karla Gaines - Recent Sellers in Kite Hill</p>				<p><i>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</i></p> <p><i>Your Kite Hill Neighbor for 37 Years</i></p> <p>Chris Jotblad, Realtor® 949.212.4868 email: Chris@ChrisJotblad.com Keller Williams Realty Experienced Realtor® for 21 Years Lic # 01409253 Search for New Listings and Recent Sales online at: HomeSearchOrangeCountyCA.com</p>			
<p><small>*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*.</small></p>							

Neighborhood Watch

The holiday season brings decorations, family gatherings, and plenty of home activity. It also brings an increase in preventable house fires and accidents. A few simple precautions keep homes in Kite Hill safe throughout December.

CHRISTMAS TREE SAFETY

Fresh trees remain the safest option because they hold moisture longer. Choose a tree with firm needles and a sturdy trunk. Cut about half an inch from the base before placing it in water to improve absorption. Check the stand daily and keep the reservoir full; a dry tree ignites quickly. Position the tree away from heat sources such as fireplaces, space heaters, and floor vents. Use only UL-listed lights and check for cracked wires or loose bulbs. Turn off all lighting before leaving the house or going to bed. If using an artificial tree, confirm it is labeled as flame-resistant.

INDOOR ELECTRICAL PRECAUTIONS

Avoid overloading outlets or connecting multiple extension cords end-to-end. Inspect cords for wear, and keep them clear of walkways. Secure light strings to prevent children or pets from pulling them down.

COOKING AND KITCHEN AWARENESS

Most holiday cooking incidents start when a stove is left unattended. Stay in the kitchen when frying, sautéing, or broiling. Keep flammable items such as towels, paper goods, decorations away from active burners. Turn pot handles inward to reduce spills, and maintain a clear area around hot surfaces when guests are present.

Grease is a common hazard. If a small pan fire occurs, cover it with a lid to smother the flames rather than using water. Keep an ABC fire extinguisher accessible and ensure household members know its location.

MANAGING CROWDED HOUSEHOLDS

Extra people in the home increase movement near hot appliances, candles, and electrical cords. Designate safe zones for children, especially during meal preparation. Place lit candles in stable holders and extinguish them when leaving the room.

END-OF-SEASON DISPOSAL

Once a live tree begins drying out or dropping needles, remove it promptly. Dry trees ignite easily, even after the holidays. Local disposal programs in Laguna Niguel accept curbside pickup during early January.

Attention to these details keeps homes festive and secure while the community celebrates together.

Wreaths Across America Day

Saturday, December 13, 2025

National Wreaths Across America Day is the culmination of a yearlong mission to Remember the fallen, Honor those who serve and Teach the next generation the value of freedom. This mission is in part carried out each December with the placement of sponsored veterans' wreaths on the headstones of those who have served our country. The observance is designated annually on a Saturday in December by Congress.

—<https://www.wreathsassamerica.org/>

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



"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.

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 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.

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

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 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

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.

I find that it's the simple things that remind you of family around the holidays.
-Amy Adams

BOOST Your Business In 2026: Connect Directly with Your Neighbors!



303-979-7499



Our January deadline is December 5th.

Locally owned and operated.

info@newsletterconnections.com
NewsletterConnections.com

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

CORA BERKERY 2025 HOLIDAY ACTIVITIES



25 THINGS TO DO
with kids this holiday in OC:

[funorangecountyparks.com/
christmas-orange-county.html](https://funorangecountyparks.com/christmas-orange-county.html)



HOLIDAY
SHOPPING BREAK

giveaway



\$100 Coastal Kitchen gift card
for a holiday shopping break giveaway.

Text Cora at 949-285-1984
with your name, address and telephone
number to enter!

CONGRATULATIONS TO THESE WINNERS!

- Station Craft Giveaway Winner*
- Gina S. on Blue Lantern | Lantern District
- Wine And Snack Basket Giveaway Winner*
- Abhijit M. on Loon Cir. | Kite Hill



[orangecoast.com/
arts-culture/o-c-events/
holiday-events-in-orange-
county-2025](https://orangecoast.com/arts-culture/o-c-events/holiday-events-in-orange-county-2025)

Wishing you and your family a very **Merry a Christmas & Happy Hanukkah!**
Kite Hill's #1 Realtor



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



Successful Together



COLDWELL BANKER
REALTY

GENERAL: NO PURCHASE IS NECESSARY. Promotion begins at 12:01 A.M. (PST) on 11/26/2025 and ends on 12/31/2025 est. 12:00 midnight. TO ENTER: Visit our website, enter your name, phone number, and email address on the official Sweepstakes entry form. (1) One entry per household. Sponsor assumes no responsibility for lost, late, misdirected, or delayed email or technical malfunctions that may occur. All entries become the property of the Sponsor and will not be returned. (2) PRIZE: One gift card with retail value of \$100.00. Odds of winning will depend upon the number of eligible entries received. (3) WINNERS: SELECTED. Winner will be selected in a random drawing from among all eligible entries received. Reasons of judges are final. Odds of winning will depend upon the number of eligible entries received. (4) ELIGIBILITY: This sweepstakes is open only to legal residents of the United States, 18 years of age or older at the time of entry. Void in Puerto Rico and where prohibited by law. Employees of Coldwell Banker and their respective affiliates, parent companies, subsidiaries, franchisees, advertising and promotional agencies and the immediate family members of each are not eligible to enter. (5) GENERAL CONDITIONS: Sweepstakes entries must be made by the time of these official rules. The laws of the United States govern this Sweepstakes. All federal, state and local laws and regulations apply. By entering, participants release and hold harmless sponsor and their respective subsidiaries, affiliates, directors, officers, sales associates, employees and/or agents from any and all liability or any injuries, loss of or damage to any real estate, form of or in connection with this Sweepstakes or acceptance of use of any prize won. (6) WINNER'S NAME: To confirm name of the winner by mail, send a self-addressed stamped envelope to: Coldwell Banker, 140 Newport Center Dr., Ste 150, Newport Beach, CA 92660. Requests received after 12/31/2025 will not be fulfilled. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo 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. 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 inaccuracies. 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 logo, Coldwell Banker Open, Luxury and the Coldwell Banker Open, Luxury logo 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. (01437531)