



February 2024

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A Publication By The Community For The Community

## Kite Hill Landscape

The ongoing landscape maintenance around our community is vital for ensuring a vibrant and aesthetically pleasing environment for all residents. As part of this effort, the tree trimming and/or removal will continue to promote the health and safety of our green spaces. As you may have noticed, the recent unusually cold night temperatures took a toll on some of our delicate plants. Notably, the bougainvillea near the community center and seasonal flowers at the monuments succumbed to the extreme cold. In response, we are committed to promptly replacing the seasonal flowers and are giving the bougainvillea an opportunity to revitalize.

As part of our ongoing efforts to maintain a safe and inviting community environment, we would like to bring attention to an issue that requires collective cooperation. In order to ensure the safety and accessibility of our sidewalks, we kindly request homeowners to assess and address any overgrowth that extends beyond property boundaries. Trimming back tree branches and shrubs that encroach onto the public walkway will not only enhance the overall appearance of our community but also contribute to a safer and more enjoyable environment for all residents.

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## Next Board Meeting

**Tuesday, February 20th, 2024**

**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:** Are you receiving messages from the association? If **not please** contact our Community Manager to ensure you are on the distribution list to receive important updates, community event & board meeting information. **Contact-Julie McKenna at [julie.mckenna@seabreezengmt.com](mailto:julie.mckenna@seabreezengmt.com) or 949-599-2142.**

**HOLIDAY DECORATIONS:** It was wonderful to see all the beautiful holiday decorations, we all enjoy them during the Holidays. We are now in February so please be sure your holiday decorations are removed immediately.

**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 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@seabreezengmt.com](mailto:amy.bone@seabreezengmt.com).

**COYOTES:** Coyotes are a danger to pets, small children and residents in the community. Please do not feed coyotes or leave pet food outside which may attract them to your yard and/or that of your neighbors.

**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.

**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.

## Volunteers Needed!

Our biggest event of the year is just around the corner. The annual Eggstravaganza will be held on Saturday, March 30th and we need your help! We have many jobs on the day of the event to help with set up (you will be done before the hunts start) or hosting that we just ask for 30 minutes of your help, or volunteer from the comfort of home filling eggs we will provide. Please scan the QR code to find the sign up sheet. We also welcome sponsors – if you are interested in sponsorship please email [kitehillevents@gmail.com](mailto:kitehillevents@gmail.com).



## Kite Hill Landscape,

*continued from front page*

The Landscape and Slope Committees along with Harvest continue to work diligently to restore and maintain the natural beauty of our surroundings, ensuring that residents can continue to enjoy the environment they deserve. As always, if you have any suggestions or requests for either the Landscape or Slope Committees, please email Julie McKenna at Seabreeze (julie.mckenna@seabreezemgmt.com)

## Kite Hill CC&R's: Items In Common Area

As part of our shared commitment to maintaining the integrity and appearance of our community, we would like to kindly remind everyone to familiarize themselves with the Community Covenants, Conditions, and Restrictions (CC&R's).

In particular, we would like to draw attention to the section specifying items are not allowed to be placed anywhere in the community for others to take for "Free". It is essential for all residents to be aware of and adhere to this guideline in order to preserve the aesthetic and functional aspects of our neighborhood.

We appreciate your kind spirit of generosity, but your cooperation and understanding in adhering to the CC&R's is appreciated.

# Eggstravaganza

## Saturday March 30th

Kite Hill Playground

### Egg hunts begin at 10AM

\*Separate Egg Hunts for the following

ages: 0-3yrs, 4-6yrs, and 7-12yrs

\*Pictures with the Bunny, Crafts, & More!

Please RSVP by March 25th to

Kitehillevents@gmail.com with the number of children and adults attending along with the age of the children or by

scanning this code:



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- Marta Reynolds, Kite Hill Resident

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# Gardening Club

Hi KH Neighbors! This month we want to focus on one of the most popular vegetables for cooking: the onion. The most common mistake gardeners make with growing onions is they can't get their onions to bulb. The most common reason why is because they planted a variety that is not appropriate for their region. Bulbing onions are daylight sensitive so you must grow the right kind in your area for success. Here are the three kinds. Short Day Onions: 10-12 hours of sunlight required to form bulbs; Intermediate Day Onions: 12-14 hours of sunlight required to form bulbs; Long Day Onions: 14-16 hours of sunlight required to form bulbs



Onions are relatively fuss-free once you get them up and growing. You can leave them be until they are ready to be harvested. Beneficial flowers and companion plants can help keep your onions happy and healthy by bringing in beneficial insects. Plants like Nasturtium, Alyssum, Sunflowers, and Zinnias can grow very happily next to your onions.

Onions can easily be grown in a container. What is great about growing them in a container is that you can move them around if needed. If you choose to grow onions in a container, make sure you use compost to help keep the soil in your container moist. You can mulch the top of the soil to help keep the soil cool and moist during warm months. If you choose to plant them in the ground, plant them in an area of your garden where they will not be in the way of other plants. Like in a corner where they can grow happily as you tend to the rest of your garden.

Knowing when to harvest your onions can be a tricky thing. Here are some pro tips. First, you need to know what kind of onion you are growing. If you are growing a bulbing variety, you need to wait until the plant has fully grown its bulb. This is usually in the fall. The tips of the onions turn brown and fall over, letting you know that they have completed their life cycle and are ready to be harvested. If you are growing spring onions, shallots, or green onions, you can harvest them at any point that they are large enough to use.

Onions are very easy to start from seed. You can choose to direct sow or transplant. If you choose to direct sow them in to the ground, you must make sure that you keep the soil moist the entire time the seeds are germinating to get good, even germination. This may mean watering 2-3 times a day when the soil dries out. You can, alternatively, easily start your seeds in trays or starter pots. Seeds should be planted in good seed starting soil and be kept moist until they germinate. For even germination, use finely sifted soil to cover your seeds.

Once your onion has sprouted, you need to get it growing! Your onion seedlings will need to be fertilized after about 2 weeks of growing. The best fertilizer for your baby plants is a liquid fertilizer with even numbers of nitrogen, phosphorus, and potassium. For example, a good product is a liquid fish emulsion with 2-2-2. Harsh chemical fertilizers can burn your plants, so use a natural or organic fertilizer if possible.

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## Neighborhood Watch

Laguna Niguel Police Services and the City of Laguna Niguel are proudly offering a Citizen Academy to our community members. The Citizen Academy is a 12-week informational series that is designed to give citizens an inside, in-depth look at the daily operations of Laguna Niguel Police Services and Orange County Sheriff's Department. The academy class meets once a week from 6 p.m. to 9 p.m. at Laguna Niguel City Hall. The first 11 weeks include an interactive course instruction, which is provided. The 12th week is dedicated to a graduation celebration.

Some of the courses included in the current Citizen Academy schedule are:

- Driving Under the Influence
- Patrol Procedures and Use of Force
- Traffic
- Patrol and Narcotic K-9 Demonstrations
- Tactical Training Center
- Coroner's Office
- Investigations
- Behavioral Health Bureau
- Forensics
- Dispatch
- Air Support Bureau (DUKE)
- Orange County Jail and Car Stops
- Night Problem Experience Nights

As interesting and fun as the Academy is, it does not qualify students to become police officers. A career in law enforcement requires an extensive application process and training program. The Citizen Academy is intended for personal growth only, but

we believe it is a great way to learn about your community, its citizens, and the deputies working in Laguna Niguel.

The Academy is generally offered once a year. If you are at least 18 years of age, and have no felony arrests, we would encourage you to take part in this community program. Applications are given priority according to the order in which they are received and first priority is given to Laguna Niguel residents. If you would like to learn more, please contact Crime Prevention Specialist Michelle Conlin 949-362-4365.

## Fun Things To Do On Valentines Day To Celebrate

**Watch Your Wedding Video Together:** Watch your wedding video together and reminisce about the big day. Nothing gets you in the romantic Valentine's Day mood more than looking back on the momentous day that you said, "I do!"

**Dinner with Friends:** You can always plan a romantic dinner for two, or you can get your friends in on the fun and host a group dinner. Make it a potluck to cut prep work in half and have everyone bring a dish they absolutely love.

**Visit a Bookstore:** The perfect date for bookworms. Spend the day exploring new reads together, grabbing a cup of coffee in a local café and then enjoying all the new books you bought. In tune with the day dedicated to love, check out our favorite romance picks we think should be at the top of your list!

*continued on page 5*

KITE HILL REAL ESTATE ACTIVITY				JANUARY 15, 2024			
<b>KITE HILL RECENT HOME SALES</b>				<b>KITE HILL HOMES FOR SALE</b>			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
29352 BOBOLINK	3,212	01/08/24	\$1,760,000				
24011 CANVASBACK	2,863	10/30/23	\$1,640,000	29232 KESTREL	3,098	09/07/23	\$2,495,000
24011 GOLDENEYE	2,018	10/18/23	\$1,478,000				
24191 BECARD	3,098	10/09/23	\$1,600,000	<b>LOW INVENTORY!!</b>			
23812 BITTERN	3,283	10/06/23	\$1,749,000	<b>CALL ME FOR ADDITIONAL DETAILS</b>			
23975 IBIS	3,185	08/28/23	\$1,720,000	<p><b>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</b></p> <p style="background-color: #ccc; border-radius: 50%; padding: 10px; display: inline-block;">Your Kite Hill Neighbor for 35 Years</p> <p><b>Chris Jotblad</b>, Realtor® 949.212.4868                      email: <a href="mailto:Chris@ChrisJotblad.com">Chris@ChrisJotblad.com</a> Keller Williams Realty  <b>Experienced Realtor® for 19 Years</b> Lic # 01409253                      Search for New Listings and Recent Sales online at:  <a href="http://HomeSearchOrangeCountyCA.com">HomeSearchOrangeCountyCA.com</a></p>			
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				
<b>KITE HILL HOMES IN ESCROW</b>							
Address	Sq.Ft	In Escrow	List Price				
<b>THERE ARE CURRENTLY NO HOMES IN ESCROW</b>							
<p><b>"Chris is the picture of patience and care.</b> 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</p>							

\*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\*.

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## Valentine's Day,

*continued from page 4*

**Make Fondue:** Calling all foodies. Have some fun with food by making cheese or chocolate fondue and see what combos pair perfectly with whatever you serve up.

**Workout Together:** If you and your partner (or friends!) enjoy getting your sweat on, go to the gym or on a run together. You can even sign up for a class together and then go get coffee after.

**Take a Scenic Drive:** Put together a road trip-worthy playlist and hit the pavement, even just for a spin around town. There's something about driving that gets conversation flowing, especially if you're just tooling around looking out the window.

**Hold a Game Night:** For those with a competitive streak (or who just like some good, old-fashioned fun), an exciting night of board games will make Valentine's Day memorable. Up the ante with a friendly wager or two.

**Make Some Crafts:** Get creative and enjoy a special Valentine's Day craft night complete with your favorite beverages, snacks and plenty of fun. You can make each other a DIY Valentine's Day gift, or even compete to see who can make the most creative craft!

**Plan a Movie Marathon:** For some quality relaxation time with your S.O., get cozy on the couch and marathon watch all your favorite rom-coms. It's the perfect way to set the mood for some Valentine's night romance.

**Have an Indoor Picnic:** The winter weather doesn't have to stop you from planning the most romantic date of all — a picnic meal. Break out a checkered tablecloth and your best Valentine's Day recipes for a sweet indoor picnic date your sweetheart won't forget.

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### Kite Hill Board Members 2024

**President** - Brian Farrell  
**Vice President** - Stacey Taylor  
**Treasurer** - Jeff Bethard  
**Secretary** - Valerie Sadai  
**Member at Large** - Gregg Materna

**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

*Though no one can go back  
and make a brand new start,  
anyone can start from now and  
make a brand new ending.*  
 –Carl Bard

### 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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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Let us help you boost your business in 2024!  
Our March deadline is February 15th.

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KITE HILL  
MARKET DATA



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