



February 2026

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A Publication By The Community For The Community

## Kite Hill Reminders

**COMMUNICATION:** Are you receiving messages from the association? If not, please contact our Community Manager to ensure we have your correct email in our system to be certain you receive important updates, community event & board meeting information. **Contact: Julie McKenna at [julie.mckenna@seabreezemgmt.com](mailto:julie.mckenna@seabreezemgmt.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.

*continued on page 2*

## Message From The Board

Dear Kite Hill Residents, The Board of Directors would like to share a brief update on recent actions and leadership changes within the Kite Hill Association.

We're pleased to announce the election of the Association's officers. The newly elected Board is as follows:

- **President:** Brian Farrell
- **Vice President:** Greg Hill
- **Treasurer:** Scott Theodorson
- **Secretary:** Valerie Sadai
- **Director at Large:** Gregg Materna



At our January meeting, the Board approved several repair and maintenance items to help keep our community amenities in good condition. These include repairs to one of the basketball hoops, treatment of rust stains on the pool deck, and irrigation repairs to be completed in coordination with Real Green. Also during the meeting, the Board was asked to explore the possibility of adding a bench near Jaeger overlooking the sports field.

Our annual Easter Eggstravaganza is fast approaching this spring. The Events Committee is always happy to welcome additional volunteers for one of our most well-attended events of the year. If you would like to volunteer, please email the Events Committee at [kitehillevents@gmail.com](mailto:kitehillevents@gmail.com).

In addition, we are always looking for volunteers for our Committees. If you have any feedback for the Board or want to volunteer for a Committee, please email our property manager Julie Mckenna at [julie.mckenna@seabreezemgmt.com](mailto:julie.mckenna@seabreezemgmt.com).

The Board looks forward to working together on behalf of the community and appreciates your continued support and involvement.

## Ways to keep up to date with Kite Hill neighborhood events!



<https://www.instagram.com/kitehillevents/>



<https://www.facebook.com/groups/Kids92677>



## Next Board Meeting

**Tuesday, February 17th, 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.

## Reminders, *continued from front page*

**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@seabreezemgmt.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.

**DOGS IN COMMON AREA:** Per city regulations and the community rules dogs must always be leashed when in the common areas. Please also be certain you are picking up after your dog.

**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.

## Gardening Club

February is an exciting month for gardeners in Kite Hill. While much of the country is still battling frost, our mild coastal climate allows us to get a jump start on the growing season. With warming days and increasing sunlight, now is the perfect time to plant cool season vegetables and give our fruit trees the care they need for a successful year ahead.

### COOL SEASON VEGETABLES: PLANT NOW

February is ideal for vegetables that thrive in cooler temperatures and can handle mild winter nights. Many of these can be planted directly into garden beds or containers:

- **Leafy Greens:** Lettuce, spinach, arugula, kale, Swiss chard, and mustard greens grow quickly and are well suited to raised beds and pots. Plant in stages every couple of weeks for continuous harvests.
- **Root Vegetables:** Carrots, beets, radishes, and turnips perform best when planted now. Loosen soil deeply and keep it consistently moist for even root growth.
- **Brassicas:** Broccoli, cauliflower, cabbage, and Brussels sprouts can be planted from nursery transplants in February. These crops appreciate cool weather and will mature before summer heat sets in.
- **Peas:** Sugar snap, snow, and shelling peas thrive this time of year. Install trellises early so vines can climb as they grow.

*continued on page 3*

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# Gardening Club, *continued from page 2*

## HERBS TO PLANT IN FEBRUARY

Several herbs prefer cooler weather and are perfect additions to February gardens:

- **Cilantro and Parsley** grow best before warm temperatures cause them to bolt.
- **Chives and Dill** are easy to grow and help attract beneficial insects.

## FRUIT TREE MAINTENANCE TIPS FOR LATE WINTER

February is also a critical month for maintaining fruit trees common to Kite Hill, including citrus, stone fruit, and apples:

- **Pruning:** Finish pruning deciduous fruit trees such as peach, plum, apple, and nectarine before buds fully break. Remove dead, crossing, or crowded branches to improve air flow and sunlight.
- **Fertilizing:** Citrus trees benefit from a balanced citrus fertilizer in February to support spring growth and fruit development.
- **Pest Prevention:** Apply dormant oil sprays to deciduous fruit trees to help control overwintering pests like aphids and scale.
- **Watering:** While winter rains may reduce irrigation needs, check soil moisture especially for citrus trees and water deeply if conditions are dry.
- **Mulching:** Add a fresh layer of mulch around the base of trees, keeping it a few inches away from the trunk to prevent rot. Mulch helps retain moisture and regulate soil temperature.

## PREPARING FOR WARM-SEASON CROPS

While it's still early to plant summer vegetables outdoors, February is the perfect time to plan ahead:

- Start tomatoes, peppers, and eggplant indoors or plan to purchase seedlings later in the season.
- If the weather turns warm, potatoes can be planted toward the end of the month.

## GARDENING TIPS FOR SUCCESS

- **Improve Soil Health:** Incorporate compost before planting to enrich soil and improve drainage.
- **Be Weather Aware:** Frost is rare but possible keep lightweight covers handy just in case.
- **Water Wisely:** New seedlings need consistent moisture, even during cooler months.

With thoughtful planting and proper fruit tree care in February, Kite Hill gardeners can enjoy a productive and healthy garden throughout spring and beyond whether gardening in raised beds, backyard plots, or containers. Happy planting!

## Neighborhood Watch

Hi KH Neighbors! Spring time is fast approaching and along with it, fire season. We have been in contact with the OCFA. They wanted us to share with you some important information on keeping your home safe from wildfires. Let's all do our part to keep our community safe.



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## Laguna Beach Considers Pump Track For Bicyclists, Skaters

Laguna Beach residents and mountain bikers are split over a contentious proposal to create a pump track for non-electric, non-motorized bicycles, skateboards and scooters.

A pump track is a looping circuit with turns, small hills and dips for bicyclists of all ages to build skills in balance, confidence and bike handling.

Laguna Beach leaders have discussed the idea as a way to create new recreational opportunities for residents and youth in town who already enjoy biking on nearby trails.

Supporters claim the pump track will give kids a place to ride their bikes away from busy, dangerous streets and help encourage local youth to get outside more often and lower screen time.

Critics argue the pump track will create unmanageable issues regarding traffic, parking and noise. They also claim a pump track will create a new regional draw for unwanted non-residents to visit the city.

While multiple locations have been studied over the past several months, city leaders said the most promising option is Moulton Meadows Park, which currently features a playground, tennis courts, a soccer field and a large open grass area.

Committee members generally supported the concept and offered a series of comments and recommendations for the city council, noting certain aspects of the proposal that need to be discussed further — that includes enforcement, hours, cost, design and accessibility.

— by **Angelina Hicks, Voice of OC Collegiate News Service Editor**, <https://voiceofoc.org/>

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**- Marta Reynolds, Kite Hill Resident**

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## Valentine's Day Marriage Services

Couples are invited to celebrate love and new beginnings with marriage services available from 10:00 a.m. to 3:00 p.m. at the Clerk-Recorder offices in Anaheim, Santa Ana, and Laguna Hills. With Valentine's Day landing on a Saturday, interest in this special date is high, and appointments are filling quickly. Walk-ins are welcome on a first-come, first-served basis.

During this Special Saturday Opening, couples may obtain a marriage license, enjoy a civil marriage ceremony, or renew their vows, making it the perfect opportunity to start or celebrate a love story on one of the most romantic days of the year.

### Important reminders to ensure a smooth experience for couples:

- **Online Application:** Required for marriage licenses prior to arrival.
- **Identification:** Both parties must present valid government-issued photo ID.
- **Witness:** At least one witness is required for a public marriage license ceremony.
- **Payments:** Accepted forms include cash, credit/debit card, check, cashier's check, or money order (payable to the Orange County Clerk-Recorder).

### Marriage Services & Fees:

- Public Marriage License: \$61
- Confidential Marriage License: \$66
- Civil Marriage Ceremony: \$28
- Renewal of Vow Ceremony: \$28

For more information, call 714-834-2500 or visit [OCRecorder.com](http://OCRecorder.com). The information line is available Monday through Friday, 8:00 a.m. to 4:30 p.m., excluding holidays.

— <https://www.ocrecorder.com>

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KITE HILL REAL ESTATE ACTIVITY
JANUARY 15, 2026

| KITE HILL RECENT HOME SALES |       |           |             |
|-----------------------------|-------|-----------|-------------|
| Address                     | Sq.Ft | Sold Date | Sold Price  |
| 24035 JACANA                | 3,163 | 11/21/25  | \$2,615,000 |
| 28862 JAEGER                | 2,210 | 11/13/25  | \$1,919,669 |
| 29162 BOBOLINK              | 3,336 | 10/17/25  | \$1,752,300 |
| 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 |
| 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 |

| KITE HILL HOMES FOR SALE |       |           |             |
|--------------------------|-------|-----------|-------------|
| Address                  | Sq.Ft | List Date | List Price  |
| 29162 BOBOLINK           | 3,336 | 12/12/25  | \$2,550,000 |
| 23962 EIDER              | 3,212 | 12/12/25  | \$2,438,888 |
| 29141 BOBOLINK           | 3,336 | 08/29/25  | \$2,545,000 |

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John and Karla Gaines - Recent Sellers in Kite Hill

\*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\*.



*The main objective of the Immediate Zone, or 0 to 5 feet zone, is to reduce the potential that embers landing near a building will ignite fuels and expose the area around a home to a direct flame.*



*The Immediate Zone is the most important zone to reduce home ignition from flying embers. Install hard surfaces, reduce vegetation, and eliminate combustible mulch.*



**Orange County  
Fire Authority**

[www.ocfa.org/RSG](http://www.ocfa.org/RSG)

Changes made to the Immediate Zone can make a big impact in reducing structure loss during a wildfire

- Use hardscape like gravel, pavers, concrete and other noncombustible material. No combustible bark or mulch
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Limit plants in this area to low growing (below 2 feet), nonwoody, properly watered and maintained plants
- Limit combustible items (outdoor furniture, storage, planters, etc.) on top of decks
- Relocate firewood and lumber 30 feet away from buildings
- Replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives
- Consider relocating garbage and recycling containers outside this zone
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone



For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

*Regulations for wildfire safety are dynamic and new requirements may be enacted by the State of California and its regulatory agencies at any time. Projects must comply with all state requirements for vegetation management and wildfire safety, in addition to the requirements in this guideline, in place at the time of plan submittal. Where a conflict between this guideline and other applicable regulations exists, the more stringent or specific requirement will apply.*

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## This Space Intentionally Left Blank for Teen Services

### Kite Hill Board Members 2026

- Brian Farrell - President
- Greg Hill - Vice President
- Scott Theodorson - Treasurer
- Valerie Sadai - Secretary
- 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](mailto:julie.mckenna@seabreezemgmt.com)
- California Coastal Patrol: 714-563-1821

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*Though February is short, it is filled with lots of love and sweet surprises.*  
-Charmaine J. Forde

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-Hawkins Family, Kite Hill



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-Cory and Chasin Prather, Tustin



Before



Finished remodel

We highly recommend Jordan for any home improvement project. His **combination of skill, energy, honesty and professionalism is rare to find**, and we are grateful for the incredible work he has done to our home.  
-Gabriela, San Clemente

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Remodels

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# HAPPY VALENTINE'S DAY!

Wishing you a year filled with big wins, steady growth, and all the happiness you deserve.



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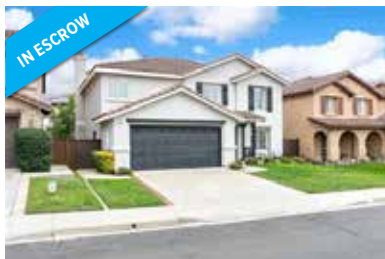
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## BRING THE ROMANCE BACK INTO VALENTINE'S DAY!

February Drawing by 2/28/26

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