



January 2024

Vol. 09 No. 01 • Circulation: 645

A Publication By The Community For The Community

Kite Hill Reminders: January 2024

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@seabreezgmt.com or 949-599-2142.**

HOLIDAY DECORATIONS: It was wonderful to see all the beautiful holiday decorations in the community. We all enjoy them during the Holidays. Please be sure that the decorations are removed no later than **January 15, 2024.**

LANDSCAPE MAINTENANCE: Beautiful Landscape contributes to the look of the community. Each owner is responsible to ensure that their landscape is properly maintained. This includes turf maintenance, weed removal, care of plants and shrubs and regular tree trimming. Please take a look at your landscape and be certain it meets the high Kite Hill standards.

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Garden of the Month

The Garden of the Month for December has been awarded to Linda and Thomas Acosta at **28571 Jaeger**. When you first see this garden, it is the beautiful lawn and manicured borders that catch your eye. As you take a closer look you see that while red is the primary flower color in the garden, it actually alternates between red and green. The poinsettias add a nice holiday color, by the front door, and the flowers in the borders continue this theme. The classic brick pathway really matches in well with the red plants and the trimmed hedges finish off this beautiful space.

The conifer trees are very tall and established and provide a natural barrier. The topiary tree adds additional appeal to this classical garden. Although topiary was made popular in the UK, in the 1500s, it is the Romans that we have to thank for its initial introduction, around 44BC. This topiary tree is not as old as this but does have some nice shapes.



In the New Year, never forget to thank your past years because they enabled you to reach today! Without the stairs of the past, you cannot arrive at the future!

– Mehmet Murat Ildan

Next Board Meeting

Tuesday, January 16th, 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,

continued from front page

ASSESSMENTS 2024: The 2024 Budget was sent to all owners in November 2023. Assessments remain at **\$140.00** per month for 2024. Assessments are due on the **first** of each month and late on the 15th. Please contact Seabreeze Management Company with any billing questions.

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 are sent to owners on the distribution list. The Board welcomes homeowner attendance and participation.



Gardening Club

January is a great time to do some gardening maintenance. Prune deciduous fruit trees like stone fruits, opening the tree structure to allow for air circulation and sunlight to reach the middle of the tree. It's also a great time to plant bare-root trees for late spring and fall harvests.

In between the seasons, it's important to amend your garden soil to promote healthy soil ecosystems, loosen compacted soil, and add vital nutrients back. Amend garden soil with organic compost and leaf mulch. In soil that has grown heavy feeding plants from the Brassica family, add an even feeding slow release fertilizer or plant a cover crop to restore nutrient levels.

Now is the time to plan for a spring and summer garden early to ensure you get a head start on growing seedlings and adding any new, unique varieties to the garden plan. While skipping to seed ordering is very appealing, without proper planning, you may spend money on seeds that you don't need. Draw a diagram of your garden space and map out where you'd like to place crops.

Here are some great options for your January planting list:

- Artichoke*
- Bare-root Berries
- Beets
- Bok Choy*
- Broccoli*
- Cabbage*
- Carrots
- Cauliflower*
- Daikon
- Endive*
- Kale*
- Lettuces*
- Mustard Greens*
- Onions
- Parsnips
- Potatoes
- Radicchio*
- Radish
- Scallions
- Snow Peas
- Spinach*
- Sugar Peas
- Swiss Chard*
- Turnips
- Herbs*:
Arugula, Chives,
Bronze Fennel,
Cilantro, Dill, Thyme,
Fennel, Lavender,
Mint, Nasturtium,
Oregano, Parsley,
Rosemary, Sage,
Seasoning Celery,
Sweet Marjoram,
Violas, Watercress,
Winter Savory

* *Transplant Seedlings*

continued on page 2

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- Marta Reynolds, Kite Hill Resident

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Gardening Club, *continued from page 2*

This month we would like to focus on parsley plants. Parsley – curly-leaved (*Petroselinum crispum*) and flat-leaved (*Petroselinum crispum* var. *neapolitanum*). Parsley is one of the most commonly cultivated herbs and is featured in many dishes as well as being used as a garnish. It is a hardy biennial that is most often grown as an annual throughout the spring and summer months. It also does well in our mild winters.



Parsley is grown from slow germinating seed in the spring. To hasten germination, the seed should be soaked in water overnight before planting. Grow parsley in moist, nutrient rich, well-draining soil in either full sun or dappled shade. Soil temperatures should be around 70 degrees F. (21 C.).

To care for parsley in winter, cut the plants back in the early fall and apply about 2 to 3 inches (5-8 cm.) of mulch around them. The mulch keeps the ground from freezing and thawing in the winter. This makes it less likely that the roots will become damaged. Another way to care for parsley in winter is to dig some plants up and bring them inside. This can be a bit tricky. Parsley plants have a long taproot which can be difficult to dig up in its entirety. Dig deep to get the entire taproot and then provide the plant with a deep pot to accommodate the root. Plant the dug-up plants in the deep pot, water well, and then leave them outside for a few weeks in a shaded area to recover from the shock of transplanting. Then bring them in

and place them in a sunny window. They should last through the fall and given enough light, may even produce new leaves. By late winter, however, leaf quality decreases since the plant's life cycle is nearing an end and it is preparing to go to seed. At this time, you should deposit the aging parsley in the compost bin and start some new seeds inside for spring planting of parsley.

Neighborhood Watch

Hi KH neighbors! We hope your holidays were joyful and are having a wonderful start to the New Year.

With Coyote season around the corner, Mission Viejo animal services is conducting an informational lecture regarding what do when you encounter a coyote as well as their vital role in our local ecosystem. We know many residents here in the community have dogs they like to take for walks and sometimes encounter coyotes. This lecture is beneficial to keep you and your pet safe. The lecture will take place on January 25, 2024 from 6:00 p.m. - 8:00 p.m. at The Crown Valley Community Center. The address is 29751 Crown Valley Parkway Laguna Niguel, CA 92677. To sign up call (949) 425-5100. Hope to see you there.



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Living with Coyotes

FREE Community Workshop

Thursday, January 25, 2024, 6 p.m.

Crown Valley Community Center
29751 Crown Valley Parkway, Laguna Niguel

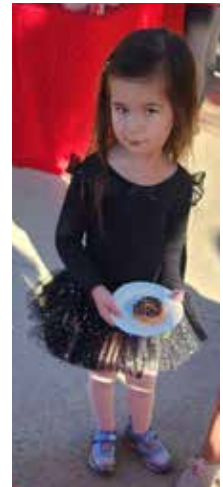
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For Info: 949-425-5100



Join Mission Viejo Animal Services for an interesting and informative discussion on Living with Coyotes in Laguna Niguel. The talk will include what to do when encountering a coyote, as well as the role of coyotes in the ecosystem.



KITE HILL REAL ESTATE ACTIVITY

DECEMBER 6, 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
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THERE ARE CURRENTLY NO HOMES IN ESCROW

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KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
29352 BOBOLINK	3,212	10/09/23	\$1,829,999
29232 KESTREL	3,098	09/07/23	\$2,585,000

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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.

Social Events

Thank you to everyone that came out for the Donuts with Santa event! We had an amazing turnout and the addition of the mimosas was very well received by the community. It was wonderful to meet many new neighbors and have interest from several new volunteers in helping with future events. Thank you to Angela Martin for all the wonderful items for the kids at the event and to Cora Berkery for providing the event photographer. *See photos throughout this newsletter.*

If you would like to volunteer or be a sponsor at an event please email us at kite-hillevents@gmail.com. Save the date for the next big event which will be the **Egg Hunt Saturday, March 30th**. Please help us bring the community the events you would like to see and help us improve our current events. Please take a minute to provide feedback/suggestions by scanning the QR Code. Feedback is anonymous.



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.

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

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Opportunity Knocks! Come see this remodeled and very comfortable townhouse style condo with an attached 1 car garage with direct access PLUS a second dedicated space! Rare at this price-point you also get 2 large patios. One larger enclosed rear patio for BBQ's and hosting friends or to keep the family pet secured and a large front patio for relaxing and enjoying the Southern California weather. This property has many upgrades including newer doors and windows, remodeled kitchen and bath and split unit A/C! The floor plan is spacious and open and allows for great flow. The rooms are all spacious and this building is located in the rear of the property creating more privacy and a quiet location. This property is perfect for three specific groups: those starting out, those downsizing and those wanting to purchase a property with a family or friend to share. Great location close to the freeway but, without the freeway noise, the MV Mall, multiple restaurants, places of employment, the beach, downtown San Juan Capistrano and the lovely lake within the community. This is a turnkey property and is move-in ready.

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KITE HILL MARKET DATA



COLDWELL BANKER REALTY

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