



Kite Hill Reminders

COMMUNICATION: Are you receiving messages from the association? If not please contact our Community Manager to ensure we have the correct email in our system 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 your decorations are removed no later than **January 15, 2026.**

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 is in keeping with the Kite Hill standards.

ASSESSMENTS 2025: The 2026 Budget was sent to all owners in November 2025. Assessments increased to **\$150.00** per month for 2026. Assessments are due on the **first** of each month and late after the 15th.

continued on page 3

Next Board Meeting

Tuesday, January 20th, 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.

January 2026

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A Publication By The Community For The Community

Kite Hill Message From The Board

We hope everyone had a happy Holiday Season and wonderful start to the New Year. We want to start our New Year's message with gratitude for all the hard work our Events Committee put in organizing our Donuts with Santa event. Events Committee Chair Jenny Wilkes along with Lynn Feingold Patt, Susan Campion and Dawn Assaff deserve special recognition for all their efforts. We are looking forward to their next event, the Easter Eggstravaganza.



December 8th was our annual election. Unfortunately, we didn't make quorum, so the election was continued to December 16th. On the 16th, the election was held with Gregg Materna being re-elected and Scott Theodorson being elected as a new member. The Board will be appointing 2026 officer positions at the January meeting. The final vote count is below:

Gregg Materna	203
Scott Theodorson	173
Dan Parris	128
Jeff Bethard	127

We thank Jeff Bethard for his service on the Board in 2024/25, as both director and in the role of President in 2025. We also thank all the candidates for their willingness to volunteer and serve the community.

Just a friendly reminder that holiday lights and decorations must be removed by January 15th. If you see any landscape or maintenance issues, please email our property manager Julie McKenna at julie.mckenna@seabreezgmt.com.

Donuts With Santa

Donuts with Santa was held on Saturday, December 6th, and what a beautiful day it was! Families gathered to enjoy festive treats, cheerful conversation, and special moments with Santa. The sunshine, smiles, and holiday spirit made it a memorable morning for our community and a wonderful way to kick off the season. A heartfelt thank you to all of the volunteers who helped make this event possible—your time and dedication truly made the day special!

more photos inside



Donuts With Santa Photos, *continued from front page*



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-Encinas Family, Kite Hill

Plans & Drawings

Remodels

New Construction

ADUs

Reminders, *continued from front page*

15th. Please update any recurring bill payments with your bank. Please contact Seabreeze Management Company with any billing or payment 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 encourages homeowner attendance and participation.



Donuts With Santa Photos, *continued from front page*



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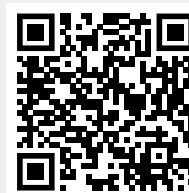
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Neighborhood Watch

This past month we were contacted by the OC Fire Authority. They wanted to let our community know that with the recent changes to the state’s fire hazard severity zones (fire maps), *our community, parts of our community, or buildings*, now fall within the **Very High** Fire Hazard Severity Zone. Any structure within the Very High Fire Hazard Severity Zone shall maintain their vegetation either with defensible space requirements, approved fuel modification plans, or both, *as required per Government Code 51182, or Public Resource Code 4291*.

In addition, Defensible Space Disclosure inspections will be required for structures within both the **High** and **Very High** Fire Hazard Severity Zones. This inspection is only required when a home is listed in escrow, and local vegetation compliance is required to be disclosed to the buyer. If a home in your community is listed for escrow, this home (and slope) must adhere to *either defensible space or the approved fuel modification plan requirements*.

Lastly, Assembly Bill 3074 will also affect all structures within the **Very High** Fire Hazard Severity Zone. The Immediate Zone, or Zone 0, is the first 5’ around a structure. Beginning **January 2026**, all structures will be required to adhere to this bill’s guidelines/requirements and will have three years for compliance by **January 2029**. The guidelines are still being drafted by the Board of Forestry and Fire Protection and regulations are subject to change, and the fire authority’s goal is to discuss the changes that will be required *from your community, home, or business*.

The OC Fire Authority will be doing voluntary inspections this spring. Their goal is to identify any defensible space issues and make recommendations. For questions contact the OC Fire Authority at 714-573-6000.

Fitness Goals: Setting Up For A Successful Resolution

- **Be Specific & Realistic:** Instead of “get fit,” aim for “walk 15 mins, 3x/week”.
- **Start Small:** Build momentum with achievable mini-goals, like “exercise snacks” throughout the day (stairs, jumping jacks).
- **Find Your Fun:** Choose activities you genuinely enjoy (dancing, hiking, sports) to make it sustainable.
- **Schedule It:** Block out workout times in your calendar like important meetings.

Staying Motivated

- **Get a Buddy:** An accountability partner or group provides support and consistency.
- **Track Progress:** Monitor small wins to build confidence and see how far you’ve come.
- **Reward Yourself:** Celebrate milestones with non-food rewards like new gear or a spa day.
- **Fuel Your Body:** Ensure you’re eating well and staying hydrated, and don’t forget sleep and rest days.

Overcoming Obstacles

- **Plan for Setbacks:** Prepare for illness or travel by having backup plans (e.g., hotel gym, walkable area).
- **Don’t Aim for Perfection:** If you miss a workout, just get back on track with the next one; consistency is key, not a rigid schedule.
- **Focus on Enjoyment:** If exercise feels like a chore, you’re more likely to quit; find joy in the process.

KITE HILL REAL ESTATE ACTIVITY

DECEMBER 5, 2025

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 IN ESCROW

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

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
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*.

Kite Hill Gardening Club

Happy New Year, fellow gardeners! Kite Hill's mild coastal climate makes January an excellent time to plant cool season vegetables and herbs while tending to our beloved fruit trees. Our winters are gentle, with rare frosts, allowing us to keep gardens productive all year. Focus on soil preparation with compost for best results, and water consistently as rains may be sparse.

Recommended Vegetables to Plant in January

January is prime for cool season crops. Plant transplants or seeds directly in well-drained, sunny beds:

- Leafy greens: Lettuce, spinach, kale, Swiss chard, arugula, and mustard greens
- Root vegetables: Beets, carrots, radishes, turnips, and potatoes
- Brassicas: Broccoli, cauliflower, cabbage, bok choy, and Brussels sprouts
- Others: Peas (snow and sugar), onions, scallions, and parsley (as a companion)

Succession plant every 2-3 weeks for continuous harvests. These thrive in our cooler days and will bolt less than in summer heat.

Recommended Herbs to Plant in January

Fresh herbs elevate any meal! Cool weather annuals do especially well now:

- Cilantro, parsley, dill, and chives
- Chervil, fennel, and mint (contain mint to prevent spreading)
- Perennials like rosemary, thyme, sage, oregano, and lavender can also be added or divided

Plant in pots or beds with good drainage. Many Mediterranean herbs love our dry conditions once established.

Fruit Tree Maintenance Tips for January

Winter is ideal for pruning and feeding deciduous and citrus trees while they're dormant or semi-dormant.

- Pruning: January-early February is best. Remove dead, diseased, or crossing branches to improve air circulation and sunlight penetration. For deciduous fruits (peaches, plums, apples), open the canopy. Citrus needs light pruning—focus on shaping and removing suckers.
- Fertilizing: Apply a balanced citrus/fruit tree fertilizer (high in nitrogen) around the drip line in late January/February to support spring bloom and growth.
- General Care: Inspect for pests (treat with horticultural oil if needed), mulch to retain moisture, and ensure good drainage. Protect young trees from rare cold snaps.

Berry Plant Maintenance Tips for January

For cane berries like raspberries, blackberries, and boysenberries, finish any dormant pruning: cut out old, fruited canes at ground level, remove weak or damaged growth, and thin to 4-6 strong canes per plant for better air circulation and larger berries. Bare-root cane berries can be planted now if you're expanding your patch. Strawberries benefit from a light cleanup, remove dead leaves, weeds, and old runners to prevent disease, then apply a balanced fertilizer to encourage spring growth. Blueberries, often semi-evergreen here, need minimal pruning in winter; focus on removing dead or crossing branches lightly, saving major shaping for after harvest in late spring. For all berries, spread a fresh layer of mulch to conserve moisture, suppress weeds, and protect roots during cooler nights. Check for pests and ensure consistent watering if rains are light.

With these steps, your garden will burst into spring abundance. Happy planting!

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Kite Hill Board Members 2026

Brian Farrell - Treasurer
Valerie Sadai - Secretary
Greg Hill - Director
Gregg Materna - Director
Scott Theodorson - 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

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I love beginnings. If I were in charge of calendars, every day would be January 1.
 -Jerry Spinelli

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