



## 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@seabreezemt.com](mailto:julie.mckenna@seabreezemt.com) or 949-599-2142.**

**POOL & COURT RULES:** Please familiarize yourself and your family members with the rules for use of the tennis courts and pool area. The rules are available on the community website at <https://commarea.cincwebaxis.com/>. Safety is the first priority, please do not prop open pool or recreation area gates and ensure that children are always supervised in the pool & spa. **Remember!-ID is required to enter the Pool, Spa & Courts.**

**LANDSCAPE:** 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.

**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.

**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.

## Next Board Meeting Tuesday, July 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.

July 2024

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## June Garden of the Month

The Garden of the Month for June has been awarded to **Michael and Carol Stipes at 28641 Jaeger Drive**. This beautiful garden has the challenge that many of us face, which is a slope at the side of the property. As you drive past this home you see a long expanse of purple flowers that provide a wonderful feature and cover the slope. The main plant is Sea Lavender, along with drought tolerant succulents such as Jade Tree and Aeonium Starburst. The Sea Lavender, which started with just one plant, has taken



about five years to get to its current state. The rains that we have had over the last two years have really promoted their voluntary growth. This takes an area that can be difficult to maintain and turns it into a great feature. Michael says that he hand prunes (pulls) the "dead leaves" and cuts

*continued on page 2*

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## Garden of the Month, *continued from front page*

the flower stems from the plants to promote new growth. Michael has also tried transplanting plants across the slope but says that he has had mixed results. There are Crassula shark tooth cuttings and crassula campfire cuttings throughout the slope. Many of these are currently covered by the abundance of Sea Lavender.

The garden itself has a great mixture of annuals, perennials and succulents. One of the main plants in this section of the garden is the elephant garlic. This plant starts growing in early spring and starts flowering in May and continues through June into early July. When the distinctive purple flower turns a brownish color, the garlic is ready to harvest. The garlic cloves typically have seeds attached which will fall off back into the ground, and the growing process starts for the next season. If you would like to grow garlic, this is an ideal plant to choose, as it thrives in warmer climates, like ours.



A really interesting feature of the garden is the three different levels available to grow plants by the front window. This gives the opportunity for showcasing flowers of similar heights, without them being hidden behind each other. This is something that can cause a lot of trouble and difficulty in a large flat area. The front garden contains various varieties of Sunburst and Purple Queen Aeoniums along with Blue Fingers and Purple Ice Plant.



This garden showcases how a broad brush strokes of color, along a slope, can really accentuate the area. It provides interest, in what can be a difficult space, and is really eye catching in the neighborhood.

## Gardening Club

This month we want to focus our article on cucumber plants. There are two types of cucumber plants: vining cucumbers and bush cucumbers.

Vining cucumbers, the most common varieties, grow on vigorous vines shaded by large leaves. The growth of these plants is fast, and the crop yield is abundant if you care for them properly. Vining varieties grow best when trained up a trellis or fence. Since they grow off the ground, the fruits will be cleaner—versus those that grow directly atop soil—often more abundant and easier to pick.

Bush cucumbers, however, are nicely suited to containers and small gardens.

There are different cucumber varieties for growing outdoors and for growing in a greenhouse. Outdoor cucumbers can tolerate cooler climates and often have rough or spiny skins. Greenhouse cucumbers produce smoother fruits but need extra warmth and protection for success. Some varieties will happily grow indoors or outdoors.

If you're interested in making pickles, we recommend several prolific varieties below that are bred especially for pickling, such as heirloom 'Boston Pickling' or 'Calypso.' For crispy pickles, be sure to prepare them within a few hours of harvesting!

*continued on page 3*

# KITE HILL REAL ESTATE ACTIVITY JUNE 15, 2024

### KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
24032 JACANA	3,210	06/12/24	\$1,950,000
23992 PLOVER	3,336	04/05/24	\$1,950,000
24011 GOLDENEYE	2,018	03/20/24	\$1,650,000
29352 BOBOLINK	3,212	01/08/24	\$1,760,000
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

### KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
23852 LINNET	2,586	05/07/24	\$1,895,000
28985 JAEGER	3,163	06/04/24	\$2,199,900

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### KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
<b>THERE ARE CURRENTLY NO HOMES IN ESCROW</b>			

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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\*.



## Gardening Club, *continued from page 2*

Select a site that gets full sun (at least 6-8 hours of direct sunlight per day). Cucumbers like warmth and lots of light!

Cucumbers require fertile soil. Prior to planting, add about 2 inches of aged manure and/or compost to the bed and work it into a depth of 6 to 8 inches. Soil should be moist but well-draining (not soggy) and have a pH of around 6.5 to 7.0.

Improve clay soil by adding organic matter. Improve dense, heavy soil by adding peat, compost, or rotted manure. (Get a soil test if you are unsure of your soil type; contact your local county cooperative extension.) Light, sandy soils are preferred for northern gardens, as they warm quickly in the spring. See our guide to soil amendments.

### When to Plant Cucumbers:

For an early crop, sow cucumber seeds indoors for about 3 weeks before you plan to transplant them outside into the ground. Provide bottom heat of about 70°F (21°C) with a heating pad or place the seed flats on top of a refrigerator or water heater. Sow two seeds an inch deep in each pot, then water well. Once the seedlings emerge, remove the weakest to leave one per pot.

Outdoors, cucumbers should be sown or transplanted into the ground no earlier than 2 weeks after the last frost date. Cucumbers are extremely susceptible to frost and cold damage; the soil should be at least 70°F (21°C) for germination. Seedlings set best at that temperature, too. (In cooler climates, warm the soil by covering it with black plastic prior to planting.)

*continued on page 4*



# JULY 4TH Bike Parade

Start: Corner of Jaeger & Brant  
End: Cormorant Lane



Time: Meet at 10:15AM Parade starts at 10:30AM

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## Gardening Club, *continued from page 3*

Make successive plantings (every 2 weeks) for continued harvests through the season. In warm soil, cucumbers will grow quickly and ripen in about 6 weeks.

### How to Plant Cucumbers:

Sow seeds 1 inch deep and about 3 to 5 feet apart in a row, depending on variety (see seed packet for details). For vines trained on a trellis, space seeds or plants 1 foot apart.

Cucumbers can also be planted in mounds (or “hills”) that are spaced 1 to 2 feet apart, with 2 to 3 seeds planted in each mound. Once plants reach 4 inches in height, thin them to one plant per mound.

If you live in a cooler climate, you can help warm the soil prior to planting by covering the hill or row with black plastic.

After planting, mulch around the area with straw, chopped leaves, or another organic mulch to keep pests at bay and also keep bush types off the ground to avoid disease.

A trellis is a good idea if you want the vine to climb or if you have limited space. Trellising also protects the fruit from damage from lying on the moist ground. See how to build a trellis and support for vining vegetables.

Cover freshly planted cucumber seeds with row covers, netting, or a berry basket if you have pests; this will keep them from digging out the seeds.

You can also grow cucumbers in containers!

When seedlings emerge, begin to water frequently.

The main care requirement for cucumbers is consistent watering! They need at least one inch of water per week (or more, if temperatures are particularly high). Inconsistent watering leads to bitter-tasting fruit.



Water slowly in the morning or early afternoon, and avoid getting the leaves wet, as that may encourage leaf diseases that can ruin the plant. If possible, water your cucumbers with a soaker hose or drip irrigation to keep the foliage dry.

Mulch around plants to retain soil moisture. Cover young plants with row covers or berry baskets if pests appear. When seedlings reach 4 inches tall, thin the plants so that they are about 18 inches apart.

If you’ve worked organic matter into the soil before planting, you may only need to side-dress your plants with compost or well-rotted manure sparingly.

Otherwise, fertilize the plants with a liquid 5-10-10 fertilizer. Apply 1 week after the plant starts blooming and every 3 weeks thereafter directly to the soil around the plants. Or, you can work a granular fertilizer into the soil. Do not over-fertilize, or the fruits will get stunted.

If you have limited space or would prefer vertical vines, set up trellises early to avoid damage to seedlings and vines.

### July Gardening Tips:

Eat these vegetables and herbs (had you planted them): tomatoes, tomatillos, potatoes, corn, greens, onion, garlic, lettuce, beets, carrots, peppers, eggplant, squash, basil, cucumber, peas, melons, beans, basil, sage, savory, rosemary, oregano, and parsley.

Eat these berries and fruits (had you planted them): blueberries, strawberries, grapes, avocados (Hass, Gwen, Lamb, Reed), Valencia oranges, apricots, peaches, nectarines, plums, SpiceZee nectarplums.

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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

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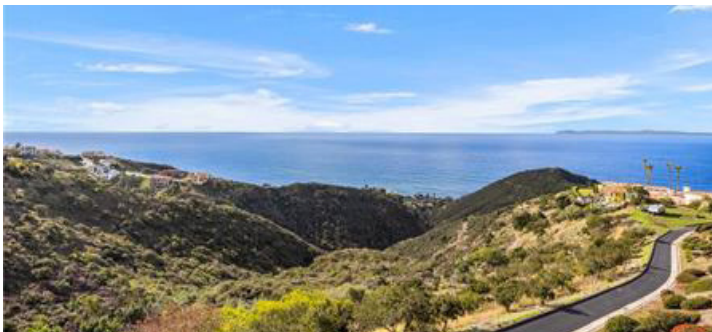
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KITE HILL  
MARKET DATA



**COLDWELL BANKER  
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