



July 2026

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A Publication By The Community For The Community

Message From The Board

Hello Kite Hill neighbors! Summer is officially here, and the neighborhood is buzzing with activity. We have several important community updates, committee announcements, and seasonal maintenance details to share as we transition into the warmer months ahead.

A FANTASTIC FIRE PREVENTION TURNOUT

We want to express a huge thank you to our hardworking Events Committee, especially Chairperson Jenny Wilkes, for putting on such an interesting and informative Fire Prevention Town Hall at the Clubhouse. A special thanks goes out to our guest speaker, Ryan Ferdig from the Orange County Fire Authority (OCFA), for taking the time to share invaluable home safety insights with our residents. It was wonderful to see so many neighbors coming together to learn how we can keep our beautiful hillside community protected.

PEDALS AND PATRIOTISM: JULY 4TH BIKE PARADE

Following the success of the town hall, we are already looking forward to the next major neighborhood tradition. Dust off your streamers, grab your flags, and get ready for the annual Kite Hill Bike Parade on Saturday, July 4th!

It is always a joy to see the neighborhood kids, families, and pets showing off their patriotic spirit. See the Event's Committee article for more information.

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Kite Hill Reminders

COMMUNICATION

Are you receiving messages from the association? If **not** please contact our Community Manager to ensure we have your current email in our system to receive important updates, community event & board meeting information. **Contact Julie McKenna at julie.mckenna@seabreezemgmt.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 the 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.

Please also remember to bring your ID with you to enter the pool/spa or courts, the summer pool monitor will be on site daily to confirm residents and guests only are using the facilities.

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.

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Kite Hill Gardening Club

Welcome to July, Kite Hill gardeners! The summer sun is officially heating up Laguna Niguel, and our gardens are shifting into high gear. While the temperatures are climbing, your gardening routine doesn't have to stall. With smart watering, the right crop selections, and a little attention to our backyard orchards, you can keep your landscape lush and productive all summer long.

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Next Board Meeting

Tuesday, July 21st, 2026

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.

From The Board, *continued from front*

POOL IMPROVEMENT PROCESS

As many of you know, our community pool area requires attention. For example, the Board is aware of significant rust spots on the pool deck. The Board is focused on this issue and will be discussing potential plans at future meetings. The Board has also formed an Ad Hoc Pool Committee to assist with this process. If you have questions or comments about the Board's consideration of this issue, please contact Seabreeze or attend an upcoming meeting. Tackling the Gopher Problem

We know how frustrating lawn and slope damage can be, and the Board has been actively listening to resident feedback regarding our underground pests.

To better protect our greenbelts, common areas, and parks, we have officially hired a new, specialized pest management company to aggressively deal with the gophers. They are already implementing a targeted mitigation plan to get the burrowing under control and help preserve our shared landscaping.

MANDATORY ANNUAL BRUSH CLEARANCE

As part of our ongoing wildfire safety protocol and compliance with local fire codes, our annual brush clearance is underway. Our landscape vendor, Park West, will be working thoroughly along the perimeter slopes and open spaces to thin out combustible vegetation. All community brush clearance is scheduled to be fully completed before June 30th. Please give their crews plenty of space to operate safely if you see them working along the trail edges.

The Board wants to wish every family in our community a wonderful, relaxing, and incredibly safe summer season. Thank you for continuing to make Kite Hill such a fantastic place to live!

Kite Hill Reminders, *continued from front*

EXTERIOR PAINT & MAINTENANCE

Summer is a good time to consider exterior maintenance to your home. Please inspect the condition of paint, fencing and landscape and make plans to ensure your home is up to the community standard. Exterior painting requires architectural approval, please contact chris.wilks@seabreezemgmt.com for an application.

TRASH CANS

The community rules require that trash cans be placed out no more than 12 hours before pick-up and must be stored out of view of the common area no less than 12 hours after pick-up.

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 agendas are sent to owners on the email distribution list. The Board encourages homeowner attendance and participation.

KITE HILL REAL ESTATE ACTIVITY JUNE 15, 2026

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
29161 BOBOLINK	3,336	06/01/26	\$2,440,000
28871 JAEGER	3,185	05/26/26	\$2,111,000
29141 BOBOLINK	3,336	03/05/26	\$2,500,000
29162 BOBOLINK	3,336	02/18/26	\$2,375,000
23962 EIDER	3,212	02/13/26	\$2,385,000
24002 PLOVER	2,727	02/02/26	\$2,310,000
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
KITE HILL HOMES IN ESCROW			
Address	Sq.Ft	In Escrow	List Price
23962 CORMORANT	3,283	06/01/26	\$2,100,000

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
29155 BOBOLINK	3,212	06/05/26	\$2,000,000
24002 CORMORANT	3,283	06/02/26	\$2,800,000
24232 BECARD	2,018	05/27/26	\$2,195,000
23776 BRANT	3,538	01/14/26	\$2,579,000

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"Chris Jotblad has been our neighbor & friend for over 28 years. When we decided to sell our home, we knew that she was the realtor we wanted to represent us. She is honest, fair & knowledgeable about the real estate market. There was never any doubt on our part that she would represent us & our home in an accurate & pleasing way. She not only sold our home to a wonderful family, but helped in finding us a rental home in the area as well. We are grateful for all her expertise, patience & friendship."

John and Karla Gaines - Recent Sellers in Kite Hill

Kite Hill Gardening Club, *continued from front*

WHAT TO PLANT IN THE JULY VEGGIE GARDEN

July is all about embracing heat-tolerant varieties. The key to mid-summer planting in our coastal hills climate is keeping the soil consistently damp while new seeds and transplants establish their roots.

- **The Second Wave of Warm Season Veggies:** If you have empty spaces in your raised beds from harvested spring crops, fill them in with a second round of quick maturing summer staples. Plant transplants of tomatoes, eggplants, and peppers right away.
- **Direct Sow Cucumbers & Squash:** You can sow seeds for cucumbers, zucchini, and summer squash directly into the ground. They germinate incredibly fast in the warm July soil and will give you a heavy harvest through the fall.
- **Crisp Greens for Summer:** Most lettuces will bolt (go to seed and turn bitter) in the July sun. Instead, plant heat lovers like Swiss chard, Malabar spinach, or New Zealand spinach for your summer salads.
- **Legumes:** Give pole beans and lima beans a spot on your trellises; they love the mid-summer heat.

JULY FRUIT TREE MAINTENANCE

Our neighborhood's sunny slopes are perfect for growing fruit, but July requires careful water management and protection to ensure a sweet harvest.

- **Deep Soaking vs. Shallow Sprinkling:** Fruit trees need deep watering now more than ever. Give your citrus, avocados, and stone fruits a slow, deep soaking at the drip line (the edge of the tree's canopy) once a week. This encourages roots to push deep into the earth where the soil stays cooler.

- **Sunburn Protection:** Young fruit trees or newly pruned citrus can actually get sunburned on their trunks. If you notice exposed bark, paint it with a 50/50 mixture of white latex paint and water to act as a protective sunscreen.

A CLOSER LOOK:

GROWING DATE PALMS IN LAGUNA NIGUEL

We often get questions about the striking date trees (true date palms, *Phoenix dactylifera*) seen around Southern California. While they lend a gorgeous, resort-like aesthetic to our properties, growing them for actual fruit in Kite Hill is a unique challenge.

True dates require intense, sustained desert heat (often over 100 degrees Fahrenheit) and very low humidity to properly ripen and cure fruit. Because Laguna Niguel benefits from beautiful coastal breezes and marine layers, our microclimate usually lacks the ambient heat required to harvest sweet, edible dates.

However, they make fantastic ornamental statement pieces! If you have a date palm on your property, July care involves trimming away any dead or yellowing lower fronds to keep the trunk clean, and monitoring the soil. While desert natives, they actually thrive and grow much faster with regular, deep summer waterings as long as their soil drains exceptionally well.

HARVEST SPOTLIGHT: SUMMER FIGS

July kicks off the peak season for one of our absolute favorite community performers: the backyard fig tree.

- Whether you grow a Mission, Brown Turkey, or Kadota fig, watch the branches closely this month. Figs do not continue to ripen once picked, so wait until the fruit changes color, plumps up, and sags gently on its stem. If the birds are getting to your harvest before you do, protect the branches with lightweight wildlife netting!



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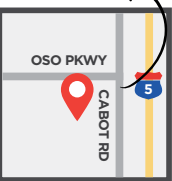
 

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Kite Hill Neighborhood Watch

Living in Kite Hill gives us some of the best views around, but it also means we share a border with nature and that comes with a responsibility to keep our community fire safe. The Orange County Fire Authority (OCFA) emphasizes that creating a “defensible space” around our homes is our best defense against wildfires.

We have compiled the essential rules of thumb to help you audit your yard this weekend. It all boils down to three main actions: Cut, Replace, and Space.

1. **The 4-Inch Rule: Cut it Down.** Before summer heat peaks, look closely at your lawn and property edges.
 - **The Rule:** Keep all annual grasses and weeds cut down to 4 inches or less.
 - **Why it matters:** Tall, dried-out weeds act as “flash fuels.” They ignite incredibly fast and catch wind-blown embers easily, carrying fire straight to your home.
2. **The Upgrade: Trade Fire-Prone for Fire-Resistant.** Making your yard fire safe doesn’t mean paving it over. It’s all about choosing the right plant palette.
 - **The Swap:** Remove highly flammable plants (like invasive fountain grass, eucalyptus, or overgrown pine) and replace them with fire resistant, drought tolerant alternatives.
 - **Pro Tip:** Check out the official OCFA Planting Guide for an excellent list of beautiful, local options that thrive in our climate without inviting danger.
 - **Plan for Tomorrow:** When installing new plants, always research their mature size. Leave enough physical space for them to grow fully without crowding your walls or neighboring plants.

3. **The Strategy: Mind Your Gaps.** Even if you populate your entire yard with plants from the approved OCFA list, maintenance is still key. There is no such thing as a completely “fireproof” plant if it is neglected or overcrowded.

- **Think Three Dimensionally:** You must maintain strict vertical and horizontal separation between your plants.

- **Vertical spacing** means ensuring low shrubs don’t sit directly under the low-hanging branches of a tree (creating a “fuel ladder” that lets ground fires climb into the canopy).

- **Horizontal spacing** means leaving clear breaks between clusters of plants so a fire cannot easily march from one shrub to the next.

Proper plant separation breaks the chain of fuel, giving firefighters a fighting chance to protect your home. Let’s do our part to keep Kite Hill beautiful and safe!

Need the guide? Grab a digital copy of the OCFA Planting Guide and Spacing Guidelines before your next nursery trip to ensure your new additions meet local safety standards.

We’re blessed with the opportunity to stand for something, for liberty and fairness. And these are things worth fighting for, worth devoting our lives to.

—Ronald Reagan

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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
California Coastal Patrol:
714-563-1821

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and all the values we hold sacred.*

—Adrian Cronauer

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Finished remodel

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-Hawkins Family, Kite Hill

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-Cory and Chasin Prather, Tustin

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KITE HILL
MARKET DATA



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