



June 2024

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A Publication By The Community For The Community

## Update From Kite Hill Landscape Committee

Our Kite Hill Community is flourishing more than ever. Although our landscape efforts have been time-consuming, we can now anticipate lush and inviting scenery as we approach the sunny days of summer.

As you may have already noticed, new plantings on the slopes have filled in bare areas and replaced plants damaged by frost earlier this year.

General maintenance throughout the community, including maintaining a 100-foot clearance from the property lines of our perimeter homes. Additionally, fuel modification on our hillsides will commence shortly thereafter.

The Board is aware of the water flowing over the sidewalks near the Kite Hill South monuments. The Board is carefully monitoring this situation, and is collaborating with Harvest and Moulton Niguel Water District in an effort to resolve this issue.

We have several Crape Myrtles that need replacement. As Harvest replaces them, they will investigate why many young trees have died or are not thriving.

Keeping up with our landscaping requires a collective effort. If your trees extend over Kite Hill sidewalks, please trim them proactively. In addition, please be mindful of over-watering, as automatic sprinklers can lead to neglected ground saturation.

As always, we love to hear your input! Send comments and questions to Julie.mckenna@seabreezemgmt.com.

— Julie Giffin,

Kite Hill Landscape Committee Chair

## Next Board Meeting

Tuesday, June 18th, 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.

## May Garden of the Month



The Garden of the Month for May has been awarded to **Nancy and Joe Filson at 28632 Murrelet Drive**. Now retired, Nancy loves to be outside working in the garden, pulling up weeds and trimming plants or bushes. Joe comes after her and cleans up the mess she makes! At first glance, this well-maintained garden is both tranquil and colorful but there is a very specific plan to this space.

Over the last few years, Nancy has had over 10 towering palm trees and a dozen rose bushes removed that needed ongoing and costly pruning, replacing them with plants and flowers that are more self-sustaining and don't require a lot of maintenance or water. Examples of low maintenance flowers in the garden are a variety of succulents, colorful sedums, lantana, bright gazanias, orange milkweed for the monarch butterflies, and a few white Iceberg roses. And even some welcomed surprises pop up, brought by the wind or the birds!

One of the things that Nancy is passionate about is caring for the Earth, and drought tolerant plants are a good way to ensure our gardens don't take a lot of our water resources. Nancy's commitment to having a low impact garden also included taking part in the Moulton Niguel Water District's residential turf removal program in 2015. This ongoing program entails selecting a portion of the garden that is covered by turf, and redesigning a waterwise alternative to this. For Nancy, this plan included areas of drought-resistant plants and succulents, with a beautiful olive tree that is now the shady centerpiece of the garden. The replacement plan was submitted to Moulton Niguel Water District. Once the plan was approved, the turf was removed, and the new garden installed. The receipts for the work were submitted and a rebate check was issued. Details of this program can be found at <https://www.mnwd.com/residential-turf-removal/>. Projects over the years can get expensive and Nancy usually has to convince Joe a bit! Nancy says, in spending the money, "We are protecting our investment." So true. We all have big investments here on Kite Hill!

One of the beautiful features in this garden is the small, weathered, wooden wheelbarrow, with succulents growing out from the bed. This nicely illustrates how plants and flowers can be sown in items other than pots, and the faded nature of the wheelbarrow gives the impression it is truly part of the garden itself. Filled with drought-tolerant succulents, this feature can survive a lot of neglect!

*continued on page 2*

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

The porch area at the entrance of the home is not only shaded by the beautiful olive tree but it also provides a peaceful area to enjoy the garden. Olive trees are evergreens that perform best in hot, dry areas, and this continues the theme of the garden. The porch itself was also part of Nancy’s plan to use less water. It once was a large brick planter. In watering the flowers there, the foundation of the house was kept too wet. It was an easy fix to have it filled in with cement and the result is a welcoming space for all. And a great spot for that morning coffee!

It is a difficult task to make a garden beautiful. What Nancy shows is that it is possible to have drought resistant, easy to maintain, flowers and plants without having to compromise on the beauty and aesthetic of the space. Succulents send up some of the most beautiful and amazing flowers! They are so easy to grow and propagate. This makes a big yard not only manageable but earth-friendly and enjoyable.



P.S. Nancy knows it takes many helpers along the way to maintain a garden. She would like to say, “Thanks to my gardener, Mario, for helping me. And if you ever need names of tree-trimmers, nursery contacts, masons, pest control, etc., just ring the doorbell. I’m happy to share. I would even be happy to share cuttings of the many succulents around the garden. We are happy to be part of our Kite Hill community!”



## JULY 4TH Bike Parade

Start: Corner of Jaeger & Brant  
End: Cormorant Lane

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

Decorate your Bike, Scooter, Stroller, etc.



\*\*Cold treats & Raffle at the end for all\*\*

## KITE HILL REAL ESTATE ACTIVITY MAY 15, 2024

### KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
28558 JAEGER	3,281	07/24/23	\$1,960,000

### KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
24032 JACANA	3,210	05/08/24	\$1,950,000

### KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
23852 LINNET	2,586	05/07/24	\$1,895,000
29232 KESTREL	3,098	04/16/24	\$2,690,000

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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

\*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\*.



*Only the best dads let their children fly.  
Only the most loved children will soar.  
Thank you for giving me wings.*

—Unknown

## 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@seabreezemgmt.com](mailto: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 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.

**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](mailto: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.

**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.

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## Kite Hill Community: Neighborhood Watch

Hi KN Neighbors! Laguna Niguel has an exciting program called Explorer Post #449.

In May 1959, the Orange County Sheriff's Department formed the first law enforcement explorer post in the nation, for career-oriented young adults. Members are referred to as "Explorers." It is a co-educational, young adult program developed and supervised by local community organizations, businesses and individuals providing an opportunity for young adults to explore a particular field.

Explorer Post 449 is sponsored by Orange County Sheriff Don Barnes and the Orange County Sheriff's Department as a community-based policing program. This successful program is designed to educate and involve young men and women in police operations. Explorers learn leadership skills and personal responsibilities.

Explorers can broaden their understanding and firsthand knowledge of the challenges and job skills that make up their community's police service. In addition to gaining a working knowledge of police work the participants have the opportunity to provide a service to their community. Although Post 449 is law enforcement oriented, Explorers are volunteers and do not serve as police employees, sworn or civilian. Explorers receive training in leadership, patrol procedures, first-aid, laws of arrest, ride-alongs with patrol officers, and annual Explorer academy regional and national competitions. Explorers gain a sense of pride in our community and county and are taught individual responsibilities.

Typical duties include community service, directing traffic, crowd control at parades, administrative duties at department facilities, neighborhood cleanup and crime prevention fairs.

### Minimum Qualifications:

Must be between the ages of 14½ to 20 (applications may be made at age 14 if the applicant had completed the eighth grade). Have a minimum 2.0 grade point average (GPA), and in good standing with school administrators. Have no criminal convictions.

For more information contact: Madison Meil, Crime Prevention Specialist. Email: mmeil@ocsheriff.gov or Phone: 949-362-4305.

## Gardening Club

Hi KH Neighbors! Hope you're all having a wonderful start to the summer planting season. With the warm weather so far this season, our spring plants have already started to produce nice crops. We have plenty of peas, tomatoes and berries now fruiting. This month, we're looking forward to growing more of our vegetable gardens.

Some planting suggestions for all you industrious gardeners: peppers, tomatoes, beans, corn, cucumbers, eggplant, leaf lettuce, radish, carrots, dill, cilantro and fennel. All types of squash can be planted in summer, and you can enjoy the delicacy of their blossoms in about a month, followed by their large, yummy veggies at harvest time. Happy planting!



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*It was June, and the world smelled of roses. The sunshine was like powdered gold over the grassy hillside. -Maud Hart Lovelace*

## 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

## 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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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## JUST LISTED

**23852 LINNET CIRCLE, LAGUNA NIGUEL | OFFERED AT \$1,895,000**

4 Bedrooms | 3 Baths | Approx. 2600 Sq. Ft.

This stunning single-family home in Kite Hill is a rare find! The home features vaulted ceilings, wood floors, and crown molding throughout. The remodeled kitchen and bathrooms are truly impressive and add a modern touch to the home. The large lot provides ample space for outdoor activities and entertaining guests. This property has been meticulously maintained and is truly turnkey.



## JUST SOLD

**33525 SEXTANT DRIVE, DANA POINT | \$2,400,000**

2 Bedrooms | 2 Baths | Approx. 1,200 Sq. Ft.

Ocean-view, single-story home in gated Niguel Shores with vistas of city lights, Catalina Island, and Palos Verdes.

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KITE HILL  
MARKET DATA



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