



## Message From The Board

Dear Kite Hill Residents,

We have several exciting community updates and improvement projects to share with you from our latest Board proceedings. Our focus remains on keeping Kite Hill beautiful, functional, and vibrant for all our neighbors. Here is the latest news from around the neighborhood:

### UPCOMING TOWN HALL MEETING

Please join us for our upcoming Town Hall for a presentation and discussion with Fire Prevention Specialist Ryan Ferdig. We thank the Events Committee for helping to organize this event.

#### Date & Time:

**Thursday, June 11th at 6pm**

**Location: Kite Hill Clubhouse**

**Details:** Please see the next page for additional highlights. We look forward to seeing a great turnout!

### REC CENTER & POOL ENHANCEMENTS

**Pool Deck Exploration:** Looking ahead to long-term improvements, the Board is currently exploring options to replace the aging pool deck. We want to ensure our community pool facilities remain safe, modern, and beautiful for seasons to come.

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June 2026

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## Kite Hill May 2026 Garden of the Month

Tucked away in a little cul-de-sac just off Jaeger, is Pintail Circle. Dave and Debbie Lurker, at 29025 Pintail are the Kite Hill Garden of the month, with a garden that quite honestly takes your breath away.

On a sunny May afternoon the children from the street were all out riding their bikes together, weaving in and out of the neighbouring driveways and laughing away. It instantly reminded me of growing up in the 1970s, when kids seemed to have endless freedom and whole afternoons disappeared outdoors. There was something really warm and welcoming about this street before you even step foot into the garden.



Walking up the driveway, the first thing that catches your eye is the incredible structure and precision of the garden. Dave and Debbie have lived in this home for almost forty years, and you can really feel the history and care woven into every corner. The box-wood hedges are clipped so perfectly that they almost look

sculpted, flowing around the pathways in sweeping curves and geometric shapes. They really give the whole garden its elegant framework.

One of my favorite details is the paved pathway leading up to the concrete bench. Dave told me it was never part of some grand design. Years ago their golden retriever would make the same walk every day, to that higher spot, so she could watch for the children coming home from school. Over time that little route became part of the garden itself, and it now feels like one of its most personal and meaningful parts.

The circular centrepiece in the lawn is especially striking. Framed with brick edging and planted beautifully, it acts almost like the heart of the garden, drawing your eye across the immaculate grass and tying the whole design together. The begonias planted around the circular bed give it colour and texture.

*continued on page 2*



## Next Board Meeting

**Tuesday, June 16th, 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.

 <https://www.facebook.com/groups/Kids92677>



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

Another lovely touch throughout the garden is the abundance of roses. Debbie explained that many of the rose bushes were gifts from their daughters, who bought their Mom a new rose bush each Mother's Day.



Everywhere you look there is another detail to notice. The roses bring color and softness against the crisp green hedging, while the mature shrubs and carefully shaped topiary create height and balance. Along the rear fencing, the white iceberg climbing roses, soften the black ironwork beautifully and almost make the boundary disappear into the hillside behind.

The garden also shows how much difference careful shaping and maintenance can make. The clipped shrubs, rounded standards and layered planting all create

interest without needing huge numbers of different plants. It is a good reminder that repetition and neat structure often create more impact than overcrowding a garden with too many varieties.



The garden is incredibly neat and maintained to a very high standard, but it still feels lived in and welcoming rather than untouchable. Even the smaller planting areas and borders have been thoughtfully designed.

Congratulations to Dave and Debbie Lurker on a thoroughly deserved Garden of the Month award. They would also like to acknowledge their fantastic gardener, Arturo (949-310-3476), who has worked with them for over twenty years helping to shape, maintain and enhance this beautiful space.

— Dave and Debbie Lurker

### KITE HILL REAL ESTATE ACTIVITY MAY 15, 2026

#### KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
24002 PLOVER	2,727	09/19/25	\$1,738,000

#### KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
28871 JAEGER	3,185	05/13/26	\$2,000,000
29161 BOBOLINK	3,336	05/06/26	\$2,499,900

#### KITE HILL HOMES FOR SALE

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23776 BRANT	3,538	01/14/26	\$2,599,900

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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\*.

## From The Board, *continued from front*

**Basketball Court Repair:** We are happy to report that the basketball hoop at the Rec Center court has been fully repaired and is ready for use. Thank you for your patience while we restored this popular amenity.

**New Bench & Plaque Dedication:** The Board has approved a special plaque dedication for our new community bench. The inscription will warmly dedicate the space “To the young and the young at heart.” To further enhance this area, the Board also approved staining the concrete beneath the bench to give it a much more polished and appealing look.

**Landscaping Update:** To brighten up our main thoroughfare, the Board approved the installation of Indian Hawthorne along Kite Hill Drive, adding fresh color and structure to our community’s green spaces.

### ENTRANCE MONUMENT REDESIGN

We are pleased to announce that the Board has approved a project bid with Monarch Environmental to create a brand-new design for our neighborhood entrance monuments.

The scope of work covers both sides of the entrances including both the fountain and non-fountain sides.

The agreement includes allowance for two full design revisions to ensure the final look perfectly reflects the character and aesthetic of Kite Hill. We look forward to working with the community through this design process.

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## Gardening Club

Welcome to June in Kite Hill! With the “June Gloom” fog offering cool mornings before the real summer heat breaks through, this is one of the most active and rewarding months of the year for our home gardens. Whether you are expanding your backyard edible plots or tending to your mature fruit trees, here is your official guide to keeping your garden thriving and keeping yourself safe while doing it.

### What to Plant in the June Vegetable Garden

June is the absolute sweet spot for our warm-season crops. The soil is deeply warmed, which triggers a rapid burst of growth. If you are looking to add to your raised beds this month, focus on these heavy producers:

- **Summer Staples:** Plant starts of tomatoes, bell peppers, eggplants, and hot peppers. They will establish quickly in the June heat and reward you with a heavy late-summer harvest.
- **Direct-Sow Seeds:** Now is the perfect time to directly sow sweet corn, snap beans, cucumbers, and summer squash into the soil.
- **The Halloween Countdown:** If you want homegrown pumpkins or decorative fall corn for October, get those seeds in the ground by mid-June.
- **Herb Check:** Focus on heat-loving herbs like basil, oregano, and rosemary. Skip the cilantro for now the summer sun will cause it to “bolt” (go to seed) almost instantly.

### June Fruit Tree Maintenance

Our Laguna Niguel microclimate is ideal for citrus and stone fruits, but they need specific care this month to lock in a delicious harvest.

- **Citrus & Avocado Feeding:** June is a prime feeding month. Apply a balanced organic fertilizer formulated specifically for citrus and avocados to support their summer growth spurt.
- **Thinning Stone Fruit:** If your peach, plum, or nectarine trees are heavily laden, gently thin the small, immature fruit. Leave about 4 to 6 inches of space between each fruit. This prevents branches from snapping under the weight and results in much larger, sweeter fruit.
- **Deep Watering:** As the temperatures climb, transition from shallow watering to deep, infrequent soakings. This encourages your fruit trees to grow deep, resilient root systems. Wrap up by refreshing the mulch around the base of the trees (keeping it a few inches away from the trunk) to lock in that moisture.

### Protecting Yourself on the Plot: Tick & Pest Safety

While you are busy digging in the soil, clearing out winter wear, and checking your fruit trees, the Kite Hill Gardening Club wants to remind you to protect yourself from a very small, warm-weather hazard: ticks. Ticks are increasingly common in Southern California, particularly in brushy, shaded, or overgrown garden spaces frequented by local wildlife like rabbits and rodents.

Because we spend so much time brushing against low shrubs, weeds, and leaf litter while gardening, we are at a higher risk for exposure. Ticks can transmit serious illnesses, including Lyme disease, which causes fever, fatigue, and joint pain. To keep your gardening sessions safe and worry-free, incorporate these simple habits into your routine:

*continued on page 6*

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*Fire Prevention Specialist  
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## Neighborhood Watch: Rattlesnake Awareness in Our Community

With warmer weather arriving, residents are beginning to report increased rattlesnake activity in and around our community open spaces and trails. Several recent dog bites in nearby areas serve as an important reminder that rattlesnakes are a normal part of Southern California's environment and deserve both caution and respect.

### WHERE RATTLESNAKES ARE COMMONLY FOUND

Rattlesnakes prefer areas that provide:

- Shade and protection from heat
- Rock piles and retaining walls
- Thick groundcover or tall grass
- Brushy slopes and canyon edges
- Areas with rodents, lizards, or rabbits

They are often most active early morning, late afternoon and warm evenings during summer months. It is important to understand that rattlesnakes generally do not want confrontation. They rely on camouflage and often remain motionless when approached. Unfortunately, this means people and dogs may accidentally get very close before noticing them.

### DOGS ARE ESPECIALLY VULNERABLE

Dogs are naturally curious and frequently investigate brush, holes, rocks, and movement with their noses. Most dog bites occur on the face or front legs while investigating vegetation or rocky areas. Please keep dogs on leash near trails and open space, out of dense brush and tall grass, and way from rock piles and shaded crevices. Even well-trained dogs can react unpredictably when startled by a snake.

### WHAT TO DO IF YOU ENCOUNTER A RATTLESNAKE

- Stop and remain calm
- Slowly back away
- Give the snake plenty of room to escape
- Do not attempt to touch, move, harass, or kill it

Most bites occur when people try to handle or kill snakes.

### IF A PERSON IS BITTEN

A rattlesnake bite is a serious medical emergency. Many victims describe the pain as intense and overwhelming within minutes. Common symptoms include:

- Immediate severe burning pain
- Rapid swelling
- Bruising and tissue damage
- Nausea, sweating, weakness, or dizziness

### If bitten:

1. Call 911 immediately
2. Keep the victim calm and still
3. Remove rings or tight jewelry before swelling begins
4. Keep the bite area below heart level if possible
5. Transport to an emergency room as quickly as possible

### Do not:

- Apply ice
- Cut the wound
- Attempt to suck out venom
- Use a tourniquet

### If Your Dog Is Bitten

A dog bitten by a rattlesnake requires immediate vet treatment, time matters. Signs of a snakebite in dogs may include:

- Sudden yelp or collapse
- Rapid swelling of the face or leg
- Heavy panting
- Weakness or vomiting

If possible, carry the dog to reduce movement, keep them calm, go directly to an emergency veterinarian.

### STAYING SAFE

Our open spaces are one of the reasons many of us enjoy living here. Awareness and caution are the best tools for safely coexisting with local wildlife. Please remain alert while walking trails, especially during warmer months, and help keep pets close and under control near brush and natural areas.

## Gardening Club, *continued from page 4*

- Clear the Brush: Keep the perimeter of your garden beds clear of tall weeds and leaf litter, as these are prime hiding spots for ticks waiting to hitch a ride.
- Dress Defensively: Wear long pants, socks, and light-colored clothing while working in heavily planted areas so you can easily spot any dark pests crawling on fabric.
- Gardener's Shield: For heavy-duty clearing, consider using permethrin-treated gardening clothes or gear. Just remember that wet permethrin is highly toxic to cats; ensure any sprayed items are 100% dry before allowing your feline friends near them.
- The Post-Garden Check: Before heading inside to enjoy your harvest, do a thorough "tick check" on yourself and any gardening pets (checking behind knees, around waistbands, and behind your dog's ears).

If you do spot an attached tick, use fine-tipped tweezers to grasp it close to the skin and pull straight upward steadily without twisting. Clean the area thoroughly with soap and water, and you are good to go.

With a little bit of planning, a solid watering schedule, and some basic outdoor awareness, your June garden will be lovely. Happy planting, Kite Hill!

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### Advertise in this Newsletter!

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## This Space Intentionally Left Blank for Teen Services

### 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](mailto:julie.mckenna@seabreezemgmt.com)
- California Coastal Patrol: 714-563-1821

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*Summer means happy times and good sunshine.*

*- Brian Wilson*

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-Gabriela, San Clemente

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-Cory and Chasin Prather, Tustin

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