



March 2024

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A Publication By The Community For The Community

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 or 949-599-2142.**

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 inspect 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. **Note-homeowners must use approved design but may use a licensed vendor of their choosing to repair or replace mailboxes and posts.**

PAINTING: As our community ages, it is imperative that each owner keep up with exterior maintenance. Take a moment to inspect your home and determine whether it's time to paint, replace your garage door or complete landscape renovations or maintenance.

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, March 19th, 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.

Volunteers Needed!

Our biggest event of the year is just around the corner. The annual Eggstravaganza will be held on Saturday, March 30th and we need your help! We have many jobs on the day of the event to help with set up (you will be done before the hunts start) or hosting that we just ask for 30 minutes of your help, or volunteer from the comfort of home filling eggs we will provide. Please click on the QR code to find the sign up sheet. We also welcome sponsors, if you are interested in sponsorship please email kitehillevents@gmail.com



Eggstravaganza

Saturday March 30th

Kite Hill Playground

Egg hunts begin at 10AM

**Separate Egg Hunts for the following*

ages: 0-3yrs, 4-6yrs, and 7-12yrs

**Pictures with the Bunny, Crafts, & More!*

Please RSVP by March 25th to

kitehillevents@gmail.com with the number of children and adults attending along with the age of the children or by

scanning this code:



Kite Hill Landscape Update March 2024

Just a quick update on our landscape endeavors in the community. We've been on a mission to bid farewell to our diseased trees and the ones that seem to be flirting with gravity a bit too much, especially after the deluge of rain this season. "Out with the old and in with the new" is our motto, and as we move forward with our spring tree-cleaning we will be planting 20 new trees throughout the community!

The botanical makeover of our community will continue as we plan to ask the Board for funding to jazz up our hillsides in Kite Hill and along Alicia Parkway. Our bare spots will be dressed up with a touch of color - think plumbago, bougainvillea, succulents, and yellow lantana.

And finally, our monuments have joined the waterwise movement! Say goodbye to wasteful watering, and hello to a shiny new drip system that will hydrate our plants at the monuments efficiently. Cheers to a greener, water-wise Kite Hill!

Your input matters! Whether you've got ideas or feedback, we want to hear from you! Sometimes the best community improvements start with suggestions from the residents. Send your wisdom to Julie.mckenna@seabreezemgmt.com, subject line: Kite Hill Landscape.

— Julie H. Giffin, Landscape Chair

Sausage Breakfast Casserole

INGREDIENTS

- Butter or nonstick spray
- 1 lb. breakfast sausage
- 1 red bell pepper, chopped
- 4 scallions, chopped, white and green parts divided
- 10 eggs
- 1 1/4 c. heavy cream
- 1 tbsp. dijon mustard
- 2 tsp. hot sauce (optional)
- 1 1/2 tsp. salt
- 1 tsp. black pepper
- 2 c. shredded sharp cheddar cheese, divided
- 1 (30-oz.) package of frozen, shredded hash browns, thawed

DIRECTIONS

1. Preheat the oven to 350°F. Grease a 13-by-9-inch (or other 3-quart) baking dish with butter or nonstick spray.
2. Heat a large skillet over medium-high heat. Add the sausage, breaking it up into small pieces with a wooden spoon. Cook the meat until no pink pieces remain, 6 to 8 minutes. Add the bell pepper and white and light green parts of the scallions, and cook for 3 more minutes. Transfer the mixture to a plate to cool slightly.
3. Meanwhile, in a large bowl, whisk together the eggs, heavy cream, mustard, hot sauce, if using, salt, black pepper, and about one-half of the remaining green parts of the scallions. Gently fold 1 1/2 cups of cheese, the hash browns, and the sausage mixture into the egg mixture. Transfer the mixture to the baking dish and smooth it into an even layer.
4. Cover with aluminum foil and bake for 50 minutes. Remove the foil and top with the remaining 1/2 cup of cheese. Increase the oven temperature to 400°F and finish baking until the center of the casserole is set (not jiggly) and the top is slightly golden, 10 to 15 minutes more. Let rest 10 minutes, top with the remaining green parts of the scallions, then serve.

— <https://www.thepioneerwoman.com/>

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Gardening Club

Hi KH Neighbors!

Calling all you eager gardeners in KH! The city of Laguna Niguel is looking for volunteers for their 2024 Earth Day celebration which takes place on **Saturday April 20th from 8:30-11:30am**. Volunteers will plant, dig, rake and shovel mulch, remove weeds and other similar tasks in the Niguel Botanical Preserve. Volunteers who are 13 and up can bring the signed release waiver and check in at the amphitheater at Crown Valley Park. Parents are required to stay with volunteers who are 12 years and younger.

Wearing work clothes, closed toe shoes, a hat, and sun-screen are advised. A walking stick for those who have trouble with steps is a good idea. A light snack will be provided at check-in. A refillable water bottle will be helpful to stay hydrated while working in the Preserve. Volunteers will be sent to specific areas to assist with tasks. Team leaders will guide the work duties. Groups are encouraged to come and assist.

For more information and to sign up go to:

<https://www.signupgenius.com/go/60B044AAEAF2AAAF85-46725771-2024#/>

Niguel Botanical Preserve and The City of Laguna Niguel invite you to volunteer

EARTH DAY Celebration

**APRIL 20, 2024
8:30 AM - 11:30 AM**

- Volunteer**
Volunteers needed to plant, weed and clean up
- Plant Sale**
Plants and Herbs available for sale in the Amphitheater. All proceeds go to support Niguel Botanical Preserve
- Sign up**
Register on Sign-Up Genius at <https://bit.ly/LNearthday24>

29751 Crown Valley Parkway
(949) 425-5100
cityoflagunaniguel.org
niguelbotanicalpreserve.org

For those of you who plan to work on their personal gardens this month, here are some tips on what to sow and plant:

Sow or plant some cool-season vegetables:

- beets
- carrots
- greens
- lettuce
- green onions
- peas
- potatoes

Sow or plant some warm-season vegetables:

- tomatoes
- squash
- corn
- beans (some beans, but not all)

Harvest and eat: (had you planted them):

- asparagus
 - peas
 - broccoli
 - Brussels sprouts
 - cabbage
 - cauliflower
 - carrots
 - beets
 - lettuce
 - parsley
 - cilantro
 - spinach
 - celery
 - greens
 - strawberries
- If you have the trees:
- avocados (Hass, Fuerte, Pinkerton)
 - citrus (almost all kinds)

Neighborhood Watch

This past month in the nearby community of Moulton Ranch, a woman was followed home from a local basketball game and the suspect tried to break into her house. This scary situation brings to mind some safety tips that we want to share with our KH neighbors.

Here's how to tell if someone is following you:

If you suspect someone is tailing you in a car, you can confirm it by doing the following:

- If you're in town, make 4 right turns. If the car is still behind you after the fourth turn, they're probably following you. Most people don't travel in circles around city blocks.
- If you're on the highway, get off and then immediately get back on. If you can still see the car in your review mirror, you're probably being followed.
- You can also get over to the right lane of the highway, and slow down to 15 mph under the speed limit; however, do not slam on your brakes. The cars behind you should go around you. If the suspicious car stays behind you, you're likely being followed.

The 5 critical steps to take if you are being followed:

If you suspect you are being followed, here are the 5 critical steps law enforcement recommend taking to get away safely:

- Remain calm and keep driving. Do not panic and stay focused on the road ahead. If you panic, you may cause an accident.

- Do not let them know you know. Do not stare at your rearview or side mirror. And do not do anything suggestive to signal that you are aware of their presence. This could escalate the situation.
- Absolutely, do not drive home. The worst thing you can do is lead your stalker to your home. Do not drive to your house. In most cases, the stalker is trying to find out where you live to come back at a later time.
- Call 911 or drive to the nearest police station. If you feel like you are in danger, call 911 or drive to the nearest police station. Your stalker could be intending to harm you immediately—not later. You can judge your level of danger by how determined the person is to keep you in sight.
- Drive to a public place. If you cannot call the police (perhaps you don't have service or your cellphone battery is dead), you should drive to a crowded place. Do not play a cat-and-mouse game with the following car for long because it is likely to become a distraction.

#1 tip to prevent someone from following you:

The #1 tip law enforcement gives for preventing someone from following you is to never share your whereabouts on social media. You may unintentionally reveal your exact location to stalkers planning to harm you. Disable your location services in your social media apps, and if you want to post your location, wait to do so after you have left.



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Jr. Civic Workshop

Tuesday, March 12, 2024, 6:30 - 7:30 p.m.

Location: View Facility, City Hall Community Room

Address: 30111 Crown Valley Parkway, Laguna Niguel

The City of Laguna Niguel welcomes all 6th to 8th grade students to March 12th's Jr. Civic Workshop! Our guest speaker will be CR&R Environmental Services. Attendees will learn why collecting, processing, and recycling is important to our community. Students can also earn one service hour for attending. We recommend arriving at 6:15p.m. to grab a snack and find a seat. Sign up at <https://bit.ly/JrCivicWorkshops23-24>

– <https://www.cityoflagunaniguel.org>

Bunny Bonanza

Saturday, March 23, 2024, 10:00 a.m. - 1:00 p.m.

Location: View Facility, Chapparosa Park

Address: 25191 Chapparosa Park Rd.

Cost: Free to attend!

Hop on over to Chapparosa Park for Bunny Bonanza on Saturday, March 23rd! Join us for crafts, games, face painting, Touch-A-Truck, entertainment, and photos with Mr. and Mrs. Bunny!

Note: There will NOT be an egg hunt at this event. Activities may be canceled if it rains on the event day. Please leave your furry friends at home. No pets or smoking is allowed at the event. For questions, please contact the Parks and Recreation Department at 949-425-5100.

– <https://www.cityoflagunaniguel.org>

Tax Preparation Services

Tuesdays and Thursdays from 9 a.m. - 4 p.m. until April 11

Location: Sea Country Senior & Community Center

Free tax assistance to people who are age 60 and older. In partnership with AARP, IRS-certified volunteers provide free assistance and basic income tax return preparation with electronic filing to qualified individuals. Please call 949-425-5151 to make an appointment beginning in mid-January.

– <https://www.cityoflagunaniguel.org>

Living with Coyotes

Wednesday, March 20, 2024, 6:00 p.m - 8:00 p.m

Location: View Facility, Crown Valley Park

Address: 29751 Crown Valley Parkway

Please join us on March 20 at Crown Valley Community Center to learn from Mission Viejo Animal Services about Living with Coyotes. This lecture will include what do when you encounter a coyote as well as their vital role in our local ecosystem.

– <https://www.cityoflagunaniguel.org>

Spring Forward!

Daylight saving time begins on Sunday, March 10, at 2 a.m., when people will move their clocks an hour ahead, or "spring forward," creating an extra hour of daylight in the evening and cutting morning light short by an hour.

KITE HILL REAL ESTATE ACTIVITY FEBRUARY 15, 2024

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
23961 DOVEKIE	1,945	07/07/23	\$1,411,000
29206 BOBOLINK	1,945	04/27/23	\$1,430,000

KITE HILL HOMES IN ESCROW

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

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
29232 KESTREL	3,098	09/07/23	\$2,495,000

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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*.

5 Ways To Give Back During Spring Break

Spring break is a good time to vacation or binge-watch Netflix, but it's also a great time to give back to your community. Here are just a few ways you can volunteer your time during spring break. For many students, spring break is about relaxing, partying, or catching up with friends. For others, it's a good time to help out their communities. If you are passionate about helping others but aren't quite sure where to find volunteer opportunities, start locally. Here are just a few places where you can spend time giving back this spring break.

1. Soup kitchen/homeless shelter. Your local homeless shelter can always use people to help prep meals, serve food, and organize supplies. Although you could donate money or clothing without actually going to a shelter, the experience of helping others directly can be very positive and humbling.

2. Animal shelter. If you love puppies and kittens (and honestly, who doesn't?), then you should call your local animal shelter. Many locations ask volunteers to walk the dogs for exercise, help groom the pets to prepare them for adoption, and provide customer service to visitors. Some locations will even allow volunteers to play with the animals to teach them how to socialize well.

3. Hospital. If you are passionate about helping people and have an interest in the medical field, then a hospital would be a great opportunity for you. This is also a good choice for volunteering because there are so many things you can do. If you like working with kids, there is the pediatric unit; if you like a fast-paced environment, then you might enjoy the ER. Contact your local hospital to inquire about volunteer opportunities that match your skills and interests.

4. Coaching. If you're a sports buff who also likes to work with kids, then you could volunteer to help with a team. No matter the sport, children's teams are always in need of coaches or people to help at practices. It's often hard for parents to volunteer for their children's teams due to work and other responsibilities. So both the kids and the parents would appreciate your help. Local YMCA or Boys and Girls Club are good places to investigate.

5. Tutoring. While you're on spring break, there's a good chance the children in your town are on break too. With a whole week off from school, it's easy for them to forget what they just learned (the same goes for college students!). If you happen to be skilled in a certain subject, then you should consider tutoring. You could help children or fellow college students understand any tricky subjects that they're struggling with. Contact the career services office or a local community center to ask about tutoring opportunities. You could also offer to help kids with homework or read to a class if school is in session that week.

Extra option: volunteering abroad

If you're feeling adventurous and have money saved up, then you should consider volunteering abroad! There are many volunteer opportunities available around the world, such as teaching English, helping with environmental projects, and providing care to children. Some common places to volunteer abroad are Costa Rica, Kenya, India, and Italy. Of course, you can find volunteer opportunities anywhere, including around the United States through Alternative Spring Break. Programs can be found online or through your college. The cost could be included in the price of your tuition, or special scholarships may be available.

—<https://www.collegeexpress.com>

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

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

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

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



*A kind word is like
a spring day.*
- **Russian Proverb**

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- Marta Reynolds, Kite Hill Resident

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KITE HILL MARKET DATA



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