



Message From The Board

We wish everyone a prosperous start to the spring season! Spring is an ideal time to take care of home and yard maintenance projects. Please remember that an Architectural Application must be submitted and approved before beginning any exterior modifications. Newly approved paint color options are now available.

At the February Board meeting, the Board approved the construction of a new bench. The bench will be installed adjacent to Jaeger, at the beginning of the sidewalk that leads to the sports field. This will be a wonderful location to enjoy sunset views.

Also at the meeting, the Board discussed the upcoming Eggstravaganza Event, annually organized by the Events Committee. This will be happening on Saturday, April 4th. If you are interested in volunteering for this event please contact kitehillevents@gmail.com. If you would like to volunteer for a committee, please email our property manager, Julie McKenna, at julie.mckenna@seabreezgmt.com

If you wish to volunteer for a committee, please plan to attend
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March 2026

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A Publication By The Community For The Community

Neighborhood Eggstravaganza

Saturday, April 4th

Egg Hunts start at 10AM

Coffee, Treats & Mimosas start at 9:30 AM

Separate Age Groups: 0-3 Yrs, 4-6 Yrs, 7-12 Yrs

0-3 Years **4-6 Years** **7-12 Yrs**

Pictures with the Easter Bunny, Crafts, & More!

Please RSVP by April 1st To Join the Fun!

Scan the QR code to RSVP and let us know how many kids & adults will be attending!

You can also RSVP to kitehillevents@gmail.com

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



Next Board Meeting

Thursday, March 19th, 2025

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 page*

the next Board meeting so the Board can discuss your interest. Committee participation involves attending a monthly committee meeting, and depending on the committee, there may be additional responsibilities.

For example, the Landscape Committee needs volunteers who can help monitor irrigation and plant maintenance. Observant members who can promptly report broken sprinklers or water leaks to management are especially helpful.

If you are unable to serve on a committee but would still like to help, please email Julie anytime you notice a maintenance issue in the community.

Lastly, we would like to note that the Orange County Fire Authority is offering free wildfire home assessments this spring. You can schedule or direct your questions to 714-573-6774 or by visiting their website at www.ocfa.org/RDG.

Thank you for helping keep Kite Hill a beautiful and safe place to live.

What's in Your Pack

Wednesday, March 25, 2026, 10:00 AM-12:00 PM

Salt Creek Trail, Laguna Niguel

Come out to your local trail and see what should be in your pack while hiking. Maps and checklist will be given out. If raining, event will be postponed.

— cityoflagunaniguel.org

Kite Hill Reminders

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

ARCHITECTURAL APPROVAL: Architectural approval is required for all exterior modifications. Including painting, hard-scape, landscape renovations, window replacement etc. Please contact our management team to obtain an application and be certain to wait for approval before beginning any work.

Piyumi Lin, CPA

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Can you help stuff eggs for the Extravaganza?

If so please sign up using the QR code or email kitehillevents@gmail.com



All supplies you need will be delivered to your doorstep!

Get Out In Laguna Niguel: OC Parks March Events

Now that the weather is starting to warm up, it's time to get out in Laguna Niguel. OC Parks announced a whole slew of scheduled events for the month of March designed to get Orange County residents out and engaged with all of the natural beauty the county's parks, beaches and trails have to offer. Go to this website to see more events, full descriptions of each, and how to register. Here's a rundown on the schedule of OC Parks events for March across Orange County:

- **March 1** – Wilderness Access Day: Black Star Canyon Wilderness Park, 8 a.m. – 2 p.m.
 - **March 3** – Nature Immersion Meditation, 4 – 5 p.m. Mile Square Regional Park
 - **March 4** – Down on the Farm Preschool Program, 10:15 – 11:15 a.m., OC Zoo at Irvine Regional Park
 - **March 5** – Tot Trails, 10 – 11 a.m., Irvine Regional Park
 - **March 8** – Restoration Day, 7:30 – 9:30 a.m. Peters Canyon Regional Park
 - **March 8** – Backyard Bugs, 9 – 10:30 a.m. Aliso and Wood Canyons Wilderness Park
 - **March 8** – Mile Square Story Time, 10 – 11 a.m. Mile Square Regional Park
 - **March 13** – Little Explorers: Five Senses!, 9:30 – 10:30 a.m., Laguna Coast Wilderness Park
- patch.com

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Kite Hill Neighbor Owned

Gardening Club

Hi KH Neighbors! In March, you can continue planting cool season crops while beginning warm season garden vegetables and flavorful herbs.

VEGETABLES

Cool-season crops (last chance):

- Lettuce, spinach, radishes, peas, broccoli, cabbage, cauliflower these tolerate cooler soil and can finish before summer heat.

Warm-season veggies (start or transplant):

- Tomatoes, green beans, summer squash, eggplant, peppers as soil warms and after last frost risk.
- Potatoes and beans can also be planted now.

HERBS

Direct sow or transplant:

- Basil, parsley, chives, cilantro, dill thrive in spring warmth.
- Rosemary, sage, thyme perennial herbs that flourish in this climate and can be planted almost anytime this month.

TIPS FOR MARCH PLANTING

- **Soil & Sun:** Ensure at least 6–8 hours of direct sun; soil should be workable and not waterlogged.
- **Succession Planting:** Sow quick crops like radishes every few weeks for a continuous harvest.
- **Mulch:** Add mulch around beds to conserve moisture and suppress weeds.

HOW TO MAINTAIN FRUIT TREES IN MARCH

In Southern California, March is a transition month trees begin breaking dormancy, buds swell, and new growth starts. This makes it an ideal time for specific care.

1. PRUNING (Early Spring Work)

- **Citrus & subtropicals:** Light structural pruning to remove dead, crossing, or diseased wood is best done in late winter to early spring, typically March, after frost risk has passed but before heavy new growth.
- **Temperate fruit trees (apples, pears, stone fruits):** If not already pruned in winter, early March can be the final window before buds break for dormant pruning and shaping.

Pruning goals:

- Open canopy for sun and air circulation
- Remove weak or damaged branches
- Shape the tree for better fruiting

2. WATERING

- Deep and infrequent watering supports root growth as trees exit dormancy. Increase irrigation if rainfall is low.
- Avoid shallow watering, which encourages weak root systems.

3. FERTILIZING

- Apply a balanced fruit tree fertilizer as new growth starts usually in early spring. This prepares trees for a robust growing and fruiting season.

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- Marta Reynolds, Kite Hill Resident

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Gardening Club,

continued from page 4

4. MULCH & SOIL CARE

- Refresh mulch around the drip line (2–3 inches) to conserve moisture and moderate soil temperature.
- Top dress with compost to add nutrients and improve soil structure.

5. PEST AND DISEASE WATCH

- Inspect trees before buds open and consider a dormant oil spray for overwintering pests if you’ve had issues in prior seasons. Apply before buds swell.

MARCH GARDEN CHECKLIST

- Sow cool-season seeds and transplant warm-season starts.
- Plant aromatic herbs to flavor your kitchen and attract beneficial insects.
- Prune fruit trees early in the month before new shoots fully develop.
- Mulch, water deeply, and fertilize to boost tree health.

With thoughtful March planting and fruit tree care, you’ll set your garden up for a productive spring and summer season in the KH!

*Springtime is the land awakening.
The March winds are the morning yawn.
—Lewis Grizzard*



Are You New to Kite Hill?

Please reach out to the Welcoming Committee at kitehillevents@gmail.com

We would like to share information about the opportunities in our wonderful community and a *small surprise!*

All homeowners that have moved in within the past year are encouraged to contact us.

KITE HILL REAL ESTATE ACTIVITY FEBRUARY 15, 2026

KITE HILL RECENT HOME SALES

| Address | Sq.Ft | Sold Date | Sold Price |
|----------------|-------|-----------|-------------|
| 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 |
| 24092 LAPWING | 2,586 | 08/04/25 | \$1,710,000 |
| 24132 SNIPE | 3,212 | 07/14/25 | \$2,730,000 |

KITE HILL HOMES IN ESCROW

| Address | Sq.Ft | In Escrow | List Price |
|----------------|-------|-----------|-------------|
| 29141 BOBOLINK | 3,336 | 02/02/26 | \$2,545,000 |
| 29162 BOBOLINK | 3,336 | 02/06/26 | \$2,495,000 |

KITE HILL HOMES FOR SALE

| Address | Sq.Ft | List Date | List Price |
|-------------|-------|-----------|-------------|
| 23776 BRANT | 3,538 | 01/14/26 | \$2,799,000 |
| | | | |
| | | | |
| | | | |

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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”.

Neighborhood Watch

Over President's Weekend (February 13), residents reported an alleged home burglary on Becard and a suspicious individual on Brandt. We want to make sure everyone is aware and reminded of simple steps that can help protect our neighborhood.

Becard Incident

In the reported burglary, the suspects allegedly entered through an open rear sliding door. This serves as an important reminder:

- Always lock all doors and windows even when you are home.
- Secure sliding doors with secondary locks or security bars when possible.
- Never leave your garage door remote in a vehicle parked outside.

Crimes of opportunity often occur when access is easy.

GUIDANCE FROM LAGUNA NIGUEL CRIME PREVENTION

We contacted our Laguna Niguel's Police Department Crime Prevention Specialist, Ms. Lopez. While she could not comment on any ongoing investigations, she emphasized the following key prevention tips:

1. Report Suspicious Activity

If you see something that doesn't look right, call the non-emergency police line at 949-770-6011. Do not hesitate or assume officers are too busy. They want residents to report suspicious behavior. Their message is clear:

"If you see something, say something."

Early reporting can prevent crimes before they happen.

2. Know What's Normal on Your Street

Most burglaries are not random they are planned in advance. Homes are often observed ("cased") days or even weeks beforehand.

- Familiarize yourself with the vehicles and patterns typical for your street.
- Pay attention to unfamiliar vehicles lingering or individuals walking door-to-door without a clear purpose.
- Report anything that feels unusual.

Trust your instincts, it is better to report and be wrong than to stay silent.

3. Make Your Home Look Lived In

When you're away, take steps to reduce your home's appeal as a target:

- Use timers for interior lights or a radio
- Pause mail and package deliveries
- Ask a neighbor to collect packages or move trash bins
- Install motion-activated lighting
- Consider doorbell cameras and monitored security systems

Homes that appear occupied are far less attractive to burglars. Crime prevention is most effective when neighbors look out for one another. Staying alert, communicating concerns, and reporting suspicious activity are simple actions that make a significant difference.

By remaining vigilant and working together, we can help prevent crime before it occurs.

Thank you for helping keep our community safe.

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Advertise in this Newsletter!

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



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
- California Coastal Patrol: 714-563-1821

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-Oscar Wilde

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-Hawkins Family, Kite Hill



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-Cory and Chasin Prather, Tustin



We highly recommend Jordan for any home improvement project. His **combination of skill, energy, honesty and professionalism is rare to find,** and we are grateful for the incredible work he has done to our home. -Gabriela, San Clemente

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23962 Eider Ct, Laguna Niguel | \$2,438,888
4 bd, 3 ba | Approx. 3,212 sq ft



29141 Bobolink, Laguna Niguel | \$2,545,000
5 bd, 3 ba | Approx. 3,336 sq ft



6 Via Hacienda, RSM | \$1,345,000
4 bd, 3 ba | Approx. 2,459 sq ft



2347 Via Mariposa #B, Laguna Woods | \$399,900
2 bd, 2 ba | Approx. 953 sq ft



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KITE HILL MARKET DATA



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