



Message From The Board

At the April meeting, the Board unanimously approved the purchase of new wind-screens for the tennis/pickleball courts. The Board is also continuing to discuss revised court rules for tennis and pickleball, as well as enforcement of such rules.

At the April meeting, the Board also approved the purchase of several new umbrellas for the pool and had an in-depth discussion regarding the slopes surrounding the Rec Center that were renovated in 2023.

At a recent noticed strategy planning meeting, the Board discussed, and is currently considering, the following potential projects for the 2024 calendar year: pool & spa replastering, parking lot repairs, clubhouse furniture and an upgraded pool and court entry system. These reserve projects have not yet been voted on or approved by the Board.

While the members of the Board may bring different perspectives, the Board is working together productively, and all Board Members are committed to improving our community.

Thank you for making Kite Hill a great place to live!

— Kite Hill Community Association
Board of Directors



Next Board Meeting

Tuesday, May 21st, 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 2024

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A Publication By The Community For The Community

Kite Hill Garden of The Month



The Garden of the Month for April has been awarded to **Meghan and Brandon Brown at 28686 Jaeger**. The white picket fence and gated arbor entrance really sets the scene for what is a meticulously planned space. The Lady Banks climbing roses that climb over the trellis and the Iceberg white roses that grow along the fence line give a feeling of an established and mature garden. Meghan says that getting the roses to grow to the correct height was initially a problem and it has taken several years to get them right. The color scheme of the flowers and borders is white, green, and purple and the result is peaceful and charming.

The stone circle at the entrance way along with the brick pathway and distressed brick patio provide a classic look. The patio area is framed by two perfectly sized *Evergreen Pear trees*. *These have beautiful white blossoms Jan-Mar every year*. Two very tasteful wooden planters extend the white theme and provide a sense of symmetry.

One of the nice touches that makes this garden beautiful is the color scheme. The picket fence, arbor, planters and rocking chairs provide the base color for the whole garden, and the white and purple flowers complement this. The purple flowers are *Statice*. Meghan says that they are indigenous to the southern region and need very little water and they do very well during our hot summers.

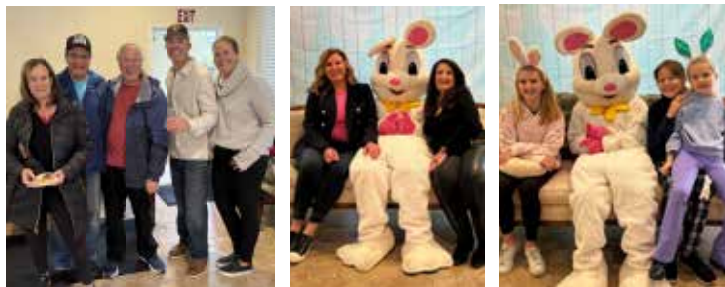
The garden keeps your interest by having several different spaces. In addition to the walkway, and patio area, there are pockets that contain hedges and flowers.

These all blend together to make a wonderful garden.



Event Committee Update

We had a great turnout to the Eggstravaganza despite the weather not cooperating. Thank you to all the residents that came for understanding the modifications, and for all the volunteers for making the event a success. We can't wait to get back to the traditional egg hunt next year. The next event will be the 4th of July Bike Parade. If you would like to volunteer to pass out popsicles, or help at the start please reach out to kitehillvents@gmail.com. As always we welcome any feedback or ideas you may have and sponsorships.



Neighborhood Watch

Hi KH Neighbors! As the weather starts to warm up, outdoor activities become more desirable. Flying drones have become increasingly popular in recent years. Laguna Niguel Police services want us to pass along some information to know before you fly.

The Federal Aviation Administration (FAA) has partnered with the Association for Unmanned Vehicle Systems International and the Academy of Model Aeronautics to launch the "Know Before You Fly" educational campaign. This campaign is designed to inform recreational and commercial users of safe and responsible use of unmanned aircraft systems (UAS), otherwise oftentimes referred to as drones.

The Federal Aviation Administration requires all owners of model aircraft, small, unmanned aircraft or drones, or other RC aircraft weighing between 0.55 and 55 pounds to register online before taking to the skies. The registration fee is 5 and is valid for three years.

The online registration system will require drone owners 13 years and older to submit their name, email and home address

to receive a Certificate of Aircraft Registration/Proof of Ownership. This will include a unique identification number owners must affix to any drone they own and operate exclusively for recreation.

Model aircraft operators that comply with all of these operational requirements during flight do not have to register their UAS with the FAA. Model aircraft operators must follow these rules to fly under this Rule:

- The aircraft is flown strictly for hobby or recreational use
- The aircraft is operated in accordance with a community-based set of safety guidelines and within the programming of a nationwide community-based organization
- The aircraft is limited to not more than 55 pounds unless otherwise certified through a design, construction, inspection, flight test, and operational safety program administered by a community-based organization

KITE HILL REAL ESTATE ACTIVITY				APRIL 13, 2024			
KITE HILL RECENT HOME SALES				KITE HILL HOMES FOR SALE			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
23992 PLOVER	3,336	04/05/24	\$1,950,000				
24011 GOLDENEYE	2,018	03/20/24	\$1,650,000	THERE ARE CURRENTLY NO HOMES FOR SALE			
29352 BOBOLINK	3,212	01/08/24	\$1,760,000	LOW INVENTORY!!			
24011 CANVASBACK	2,863	10/30/23	\$1,640,000	CALL ME FOR ADDITIONAL DETAILS			
24011 GOLDENEYE	2,018	10/18/23	\$1,478,000	<p><i>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</i></p> <p><i>Your Kite Hill Neighbor for 36 Years</i></p> <p>Chris Jotblad, Realtor® 949.212.4868 email: Chris@ChrisJotblad.com Keller Williams Realty Experienced Realtor® for 20 Years Lic # 01409253 Search for New Listings and Recent Sales online at: HomeSearchOrangeCountyCA.com</p>			
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				
THERE ARE CURRENTLY NO HOMES IN ESCROW							
<p>"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."</p> <p>John and Karla Gaines - Recent Sellers in Kite Hill</p>							

*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."

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@seabreezgmt.com or 949-599-2142.**

ARCHITECTURAL APPROVAL: Architectural approval is required by the association’s governing documents. If you plan to make any exterior changes to your home please contact Chris Wilkes, KH ARC Coordinator, at Seabreeze Management to obtain an application, chris.wilks@seabreezgmt.com. You are required to wait for final approval before beginning your construction.

PETS: Kite Hill is a dog friendly community, we love our furry residents. When you walk your dog within the community, please be considerate of all your neighbors and always pick up pet waste and dispose of it properly and for everyone’s safety please ensure your pet is leashed when outside your home.

COURT USAGE: Please review the court rules before use, remember courts are for residents and guests only & the number of guests is limited. Keep gates locked at all times and abide by rules for time limits. The rules are there to ensure the enjoyment of all residents who utilize the courts.

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.



Come Join Neighbors At The Pool This Summer!

The swim program at the Kite Hill pool is a great way to further your child’s swim skills, develop stroke skills and water endurance and conditioning!! Just a reminder that this is not a swim lesson program, so your swimmer must be at least 5 years old and have some basic knowledge of freestyle and backstroke. Coaches are typically coaching from the pool deck and not in the water, so you child must be able to swim a lap without assistance. It’s also a great way to catch up with neighbors and hang-out at the pool!!

Important details...

- Swimmers 5+ years old (Kite Hill Residents ONLY)
- June 3rd - July 25th
- M-Th, (you pick how many days to attend)
- Swim groups 3:30-4:30pm and 4:30-5:30pm
- Cost is \$360 per swimmer plus a \$35 registration fee
- 3 swim meets in Ladera Ranch are included but not mandatory

It’s going to be a great summer at Kite Hill Pool! Contact Evolution Swim to register or for additional questions. www.Evolutionswim.com

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Gardening Club

May is a beautiful time of year in Kite Hill to do some planting for your summer season garden. Here are some great ideas for your May planting list:

- Berries
- Beans
- Beets
- Corn
- Cucumber
- Eggplant
- Leeks
- Melons
- Onions (short- & medium-day)
- Peppers,
- Potatoes
- Pumpkins
- Radish
- Scallion
- Malabar Spinach
- Summer Squash
- Swiss Chard
- Sweet Potatoes
- Tomatoes
- Watermelon
- Winter Squash



lemon zest on hand. It also may be added to poultry, vegetables, marinades, stews, soups, salads, sauces and stuffing while fresh sprigs of this herb make a nice garnish.

One of the surprising facts that we learned is oils of lemon thyme plants make an excellent mosquito repellent when crushed. This can be useful when outside enjoying our warm summer evenings. While we haven't tried making this repellent yet, it sounds like a more healthy alternative to traditional bug spray.

In the garden, thyme requires little upkeep, but provides color and fragrance. It can be used as edging or ground-cover or even in a garden walkway, between stepping stones. Creeping thyme is a good choice for these uses, as it only grows to about three inches high. Thyme also thrives in pots.

Thyme is one of the simpler plants to grow from seeds, but if you want quicker results, our local nurseries usually have thyme plants in stock seasonally. Plant thyme where it will get full-to-half sun exposure in soil with good drainage, minimal irrigation and space them 12 inches (30 cm.) apart. Here in Kite Hill, we have predominantly clay soil. We usually mix compost and fertilizer in with the soil when planting thyme for optimum results. The other option is to grow thyme in pots.

Common thyme grows small white flowers and lemon thyme provides small purple blooms. The plants spread to two feet wide and one foot high. To keep this perennial growing back healthy every year, prune back at the end of the growing season to prevent it from becoming too woody. Happy planting!

Herbs to plant:

- Arugula
- Basil (start seeds)
- Chives
- Dill
- Fennel
- Ginger
- Lavender
- Nasturtium
- Oregano
- Parsley
- Rosemary
- Sage
- Seasoning Celery
- Summer Savory
- Sweet Marjoram
- Tarragon
- Thyme
- Turmeric

One question that we've received was what herb is drought tolerant but also makes for a tasty addition to cooking? One of our favorites in this category is thyme.

Culinary thymes include common thyme (also called English or mother of thyme) and lemon thyme, which makes a refreshing, hint-of-lemon tea perfect for summer. Lemon thyme is also a handy stand-in for lemon zest. You can crush the leaves with a mortar and pestle to add a citrus note to fish dishes. Additionally, you can finely chop leaves into baked goods like muffins and other sweets when you don't have

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- Marta Reynolds, Kite Hill Resident

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The secret of happiness is freedom, the secret of freedom is courage.
- Carrie Jones

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.



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