



## Garden of The Month

Congratulations to **Mike and Vicki Scott of 28355 Chat Drive**, whose thoughtfully designed landscape is this month's Garden of the Month. One of the special characteristics of many Kite Hill homes, is that their long drives and tucked away entryways can hide some of the community's loveliest gardens from immediate view. From the street, the elegant paving and welcoming architecture already make a strong first impression, but as you move closer, this garden reveals itself layer by layer.



A standout feature of this garden is its beautiful use of succulents and other water tolerant plants. Their shapes, varied leaf forms, and subtle  
*continued on page 2*

## Message From The Board

We want to begin by extending a heartfelt thank you to our hardworking Events Committee for putting on such a successful Easter Eggstravaganza. It was a joy to see so many families gathered on the grass, and we know that an event of that scale takes a significant amount of planning and volunteer energy.

Thank you to everyone who helped hide eggs and coordinate the festivities; you truly made it a memorable day and reminded us all why the community spirit in Kite Hill is so special.

Looking forward to our next gathering, an upcoming Fire Prevention Town Hall meeting at the KH Clubhouse. We will be emailing out the date once it's finalized. We anticipate it happening in early June. We are very fortunate to have a guest speaker joining us from the Orange County Fire Authority to discuss essential home safety tips and hillside protection. To make the evening even more enjoyable, we will be providing tacos and margaritas for all attendees. It is a great opportunity to learn how to better protect our homes while enjoying some great food and conversation with your neighbors.

We are also happy to report that the newly completed bench located above the sports field has already become a neighborhood favorite. It has been wonderful to see so many of you using it to take a break during your walks, enjoy the panoramic views, or watch the games happening below. It is officially well-used and appreciated, and we wanted to let you know that a special inscription will be added to the bench in the very near future to complete the project.

In terms of maintaining our community's beautiful appearance, we have been working on several landscaping updates. We are pleased to share that the bare areas along Kite Hill Drive will be filled in with new plants very soon. This effort will help restore the  
*continued on page 2*



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



## Next Board Meeting

**Tuesday, May 19th, 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.

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

color changes bring year-round interest while creating a garden that is both sustainable and highly attractive. In our Southern California setting, this approach makes perfect sense. It is a reminder that a sustainable garden does not need to feel sparse. Here, it feels polished, generous, and full of character.

The secluded seating area is another especially appealing element. Surrounded by soft layers of lavender, shrubs, succulents, and trees, it creates a peaceful retreat that feels tucked into the garden rather than placed beside it. The stone surface beneath the chairs adds texture and definition, while the surrounding planting softens the edges. It is easy to imagine this as a favorite spot for a morning coffee, or a quiet evening conversation.

Around the front entrance, the collection of potted plants adds warmth, color, and personality. The containers help frame the doorway, soften the brickwork, and provide visual interest. This is a wonderful idea for any home, as even a small grouping of well-chosen pots can make an entry feel more inviting and complete. In this garden, the containers work beautifully with the permanent planting beds to create a layered, finished look.



Repeating a few strong plant forms, keeping the hardscape clean and simple, and creating one small destination area, such as a bench or pair of chairs, can make a garden feel cohesive and lived in. The Scotts' landscape shows how a front garden can be more than something viewed from the curb, it can be a serene and welcoming space.



Mike and Vicki would like to thank Garcia's Landscaping and Living Gardens Landscape Design for helping maintain and create this beautiful space.

## From The Board, *continued from front*

lush, manicured look of our main entrance and ensure that our neighborhood remains as inviting as ever.

Spring provides the perfect window to tackle those home maintenance projects that may have been put on hold during the cooler months. The mild temperatures and lower humidity of May make it the ideal season for exterior painting, as these conditions allow paint to dry evenly and adhere properly to surfaces. Just remember to file an Architectural Application if you are making exterior modifications to your home.

Beyond aesthetics, this is also an excellent time to inspect your home for any lingering winter wear, such as checking roof tiles, clearing out gutters, or refreshing wood trim. Addressing these maintenance items now not only boosts the overall curb appeal of our neighborhood but also helps prevent more costly repairs down the road. Taking a moment to refresh your home's exterior ensures that Kite Hill continues to look its absolute best as we transition into the warmer summer season.

If you have any landscape or maintenance issues to report or wish to volunteer to join a Committee, please email our property manager Julie McKenna at [julie.mckenna@seabreezemgmt.com](mailto:julie.mckenna@seabreezemgmt.com).

We hope you have a fantastic month ahead filled with sunshine and relaxation. Thank you for being such a vital part of what makes Kite Hill such a wonderful place to call home. Wishing you all a very happy May!

**Warmly,**

— The Kite Hill Board of Directors

## Kite Hill Gardening Club

As we settle into the beautiful Laguna Niguel May, the "May Gray" might bring us some morning mist, but the soil is warming up and the garden is ready for its prime summer transition. Whether you're looking to add a dramatic perennial to your landscape or preparing for a bumper crop of stone fruit, here is your guide for the month ahead.

### ARTICHOKES:

#### THE MEDITERRANEAN MARVEL

Artichokes are a perfect fit for Kite Hill gardens they are stunning, architectural, and thrive in our coastal-influenced climate. If you haven't planted yours yet, May is a great time to establish starts or "crowns."

- **Location & Soil:** Artichokes are heavy feeders. Choose a spot with full sun and well-draining soil enriched with plenty of compost. Give them space a single plant can grow 4 feet wide!
- **Planting:** If planting from a nursery container, ensure the crown is slightly above the soil line to prevent rot. Space plants 4–6 feet apart.

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## Gardening Club, *continued from page 2*

- **Pro-Tip:** If you have established plants, keep an eye on the “chokes” (the buds). Harvest them when the scales are still tight and haven’t begun to open into purple flowers. Once you’ve harvested the main bud, the plant will often produce smaller “side” chokes that are just as delicious.



Artichokes

### THE MAY PLANTING GUIDE: THE SUMMER KICKOFF

May is the “sweet spot” for our vegetable beds. The danger of cool nights has passed, and the heat hasn’t yet become intense. Focus on these heat-loving favorites this month:

- **The Big Three:** Now is the time to get your Tomatoes, Peppers, and Eggplants in the ground if you haven’t already. They love the increasing day length.
- **Vining Crops:** Direct-sow seeds for Cucumbers, Squash (both summer and winter), and Melons. For a fun community project, try growing “Three Sisters” Corn, Pole Beans, and Squash to maximize your space.
- **Herbs:** Refresh your herb garden with Basil, Rosemary, and Mexican Tarragon. Basil, in particular, will thrive now that the nights are consistently above 13°C (55°F).

### FRUIT TREE MAINTENANCE: PROTECTING THE HARVEST

Our local citrus and stone fruit trees are working hard this month. A little maintenance now prevents a lot of heart-ache in July.

1. **Thin Your Fruit:** It’s tempting to leave every tiny peach or apricot on the branch, but “fruit drop” is the tree’s way of saying it’s overwhelmed. Manually thin stone fruits to be 3–5 inches apart. This ensures the remaining fruit grows larger and prevents branches from snapping under the weight later.
2. **Sucker Patrol:** Look at the base of your trees. Any vigorous, spindly green shoots growing from the rootstock (below the graft line) should be snipped off immediately. They steal energy from your fruit producing branches.
3. **The “One-Foot” Rule:** Keep the ground within one foot of the trunk clear of grass and weeds. This reduces nutrient competition and helps prevent collar rot.
4. **Pest Watch:** Keep an eye out for aphids. Often, a strong blast of water from the hose is enough to dislodge them without needing chemicals.

**HAPPY PLANTING!**



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## Neighborhood Watch

As the Laguna Niguel sun begins to heat up and the school year winds down, the Kite Hill pool becomes the center of our community life. While the water offers the perfect escape from the heat, it also requires our collective vigilance. The Neighborhood Watch is committed to ensuring that every child has a safe and enjoyable summer, and that starts with understanding the “layers of protection” that prevent accidents.

### THE GOLD MEDAL RULE: CONSTANT SUPERVISION

The single most important safety measure is active, undistracted supervision. Drowning is often silent and can happen in less time than it takes to respond to a text message.

- **Designated “Water Watchers”:** When a group is at the pool, it is easy to assume someone else is watching. Designate one adult as the “Water Watcher” for a 15-minute shift. This person should not be reading, texting, or socializing their only job is to keep eyes on the water.
- **Touch Supervision:** For infants and toddlers, an adult should always be within an arm’s reach. This “touch supervision” ensures you can react instantly if a child slips or goes under.
- **Avoid Distractions:** Leave the phone in your pool bag and keep the conversation light so your primary focus remains on the swimmers.

### EQUIPPING FOR SUCCESS

Not all flotation devices are created equal. In fact, some can provide a false sense of security for both the child and the parent.

- **U.S. Coast Guard Approved:** Ensure your child wears a life jacket or “Puddle Jumper” that is Coast Guard approved.

- **The “Water Wing” Myth:** Inflatable armbands (water wings) and plastic rings are toys, not safety devices. They can easily deflate or slip off, leaving a non-swimmer in a dangerous position.
- **No Long-Distance Breath Holding:** Discourage kids from playing games to see who can hold their breath the longest, as this can lead to shallow water blackout.

### POOL RULES & EMERGENCY READINESS

Safety is a team effort. Teaching children the “why” behind the rules helps them become responsible swimmers.

- **Walk, Don’t Run:** Remind children that walking isn’t just a rule it’s how we prevent head injuries.
- **Feet First:** Ensure children know to enter the water feet first, especially in areas where the depth is unfamiliar.
- **Know The Plan:** Does your family have an emergency plan? Ensure all adults and older children know where the nearest phone is and how to call 911.
- **CPR Certification:** We highly encourage neighbors to take a basic CPR and First Aid course. Knowing these skills can be the difference between a close call and a tragedy.

### A COMMUNITY EFFORT

If you see a child struggling or notice a young child near the water without an adult, please speak up. In Kite Hill, we look out for one another. By following these simple guidelines, we can ensure that the only things we take home from the pool this summer are tired kids and happy memories.

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# Kite Hill Reminders

## COMMUNICATION:

Are you receiving messages from the association? If **not please** contact our Community Manager to ensure we have the correct contact information, so that you receive important updates, community event & board meeting information. **Contact Julie McKenna at [julie.mckenna@seabreezgmt.com](mailto:julie.mckenna@seabreezgmt.com) or 949-599-2142.**

## LANDSCAPE MAINTENANCE:

Beautiful, well maintained landscape and gardens enhance the neighborhood and contribute to all homeowner's property values. Please monitor your landscape to ensure turf is maintained and green, plant material and trees are properly trimmed, weeds are removed, and irrigation is adjusted to reduce run-off.

## ARCHITECTURAL APPROVAL:

Plan on upgrading the exterior of your home or doing a major remodel? Avoid the headache and expense of a "re-do" by submitting your plans in advance to Seabreeze to be reviewed by the Architectural Committee. You must wait for final approval BEFORE you begin any work to ensure your plans are in line with CC&R's and Architectural Guidelines.

## 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 agendas are sent to owners via email. The Board encourages homeowner attendance and participation.

## 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 boxes and posts are maintained and replaced when needed. Please inspect your mailbox and post and make any repairs or replacements needed. To obtain specifications for mailbox repairs/replacement please contact [amy.bone@seabreezgmt.com](mailto:amy.bone@seabreezgmt.com). **Note**-homeowners must use ONLY the approved design but may use a licensed vendor of their choice.

*May, the month of sunshine, blooming flowers,  
and endless possibilities.*

-Unknown



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29162 BOBOLINK	3,336	02/18/26	\$2,375,000	23776 BRANT	3,538	01/14/26	\$2,599,900
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24002 PLOVER	2,727	09/19/25	\$1,738,000	<b>Chris Jotblad, Realtor® 949.212.4868</b>			
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<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 &amp; 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*.</p>							

## Easter Eggstravaganza Was A Success



### Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

#### HOW TO OBSERVE MOTHER'S DAY

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!

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- 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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-Cory and Chasin Prather, Tustin



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