



November 2023

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A Publication By The Community For The Community

Garden of the Month

The Garden of the Month for October has been awarded to the Ferrer family at **29361 Bobolink Drive**. This garden incorporates beautiful trees, a rolling lawn, and perfectly manicured ground cover on the slope.

The elements that grab you, as walk up to this garden, are the beautiful white roses that line the driveway, along with the pots that sit at the garden entrance and on each step, as you approach the front door.

Armida says the secret to keeping the roses looking so good is to cut the dead and wilted flowers daily, and prune the wayward branches whenever needed. The roses are watered once a week, to keep them healthy.

A favorite plant for the pots is the geranium, as they bloom profusely in the spring. The pots are also watered once a week, to keep everything looking good.

A small dividing wall separates the lawn, from the flower bed above. During the summer months the Lily of the Nile provides a beautiful bluish-purple color, in this space, underneath the tree.

For general ground cover Armida uses daisies as they enjoy full sun and provide flowers for the whole season. A tropical hibiscus sits in the corner of the garden with orange and purple flowers. Tropical hibiscuses differ from the regular hibiscus in that they cannot withstand prolonged cold snaps, so they only grow inside, in a lot of places, like Europe.

Kite Hill Reminders

KITE HILL ELECTION: The election of directors is scheduled for December 19th. Ballots will soon be mailed. Please look for your ballot and be sure to **VOTE!** so that the association can achieve a quorum and hold the election of directors.

POOL HEAT: The pool heat will be turned off this year on **11/27/23** and will be turned back on the week before Easter. The schedule may be adjusted depending on the weather.

COMMUNICATION: Are you receiving messages from the association? If **not please** contact our Community Manager to ensure you have an email in the system so that you receive important updates, community event & Board Meeting information. Contact-Julie McKenna at julie.mckenna@seabreezemgmt.com or **949-599-2142**.

PARKING: Please make every effort to utilize your garage and driveway for parking before parking on the street. Also be certain **NOT** to park in front of mailboxes as this makes it difficult for mail delivery. Parking of RVs, boats and trailers is also prohibited.

Next Board Meeting

Tuesday, November 21st, 2023
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.



Donuts With Santa



Save the date! **Saturday, December 2nd from 9-11 am** Santa will be visiting the Kite Hill Recreation Center to take pictures with residents of all ages, including pets! Please join neighbors for a morning of holiday cheer. A new addition this year to the event will be a **mimosa bar!** If you have never attended this event before thinking it was just for kids we encourage you to come down! There will also be coffee, a hot cocoa bar, donuts, and other breakfast treats along with crafts and coloring.

Thank you to our sponsors Cora Berkery and Angela Martin for helping to make this event so special.

Donuts With Santa
Saturday, December 2nd
9 to 11 AM
 @ the Kite Hill Recreation Center

Kite Hill Community Updates

LANDSCAPE: The Board is working with Harvest Landscape and the KH Landscape Committee to develop a plan to renovate the landscape at the monument areas and will share the plan with the community once it is finalized. The Board approved infill planting on the recreation area slopes to finish off the slope renovation which will be completed in November.

TENNIS COURT LIGHTING: The Board has contracted with Pro-Tek Lighting to replace two damaged light poles on courts 5-6. The materials have been ordered and the new poles will be installed in the next several weeks. This is a complicated project and has taken longer than expected. The Board appreciates the community's patience.

Residents of all ages welcome! Take a photo with your pet too!

Donuts
Coffee
Mimosas
Crafts & More!

RSVP to Kitehillvents@gmail.com or via QR Code

Follow @kitehillvents for updates

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- Marta Reynolds, Kite Hill Resident

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Kite Hill Mailboxes

Kite Hill mailboxes were originally designed and installed by the developer S&S. The unique design using square wooden posts with beveled wooden cross arms and raised numbers in contrasting white are a distinctive unifying feature within Kite Hill. KHCA seeks to preserve this unified appearance for mailboxes including the color scheme used which is Vista Acibond Spanish Brown or a similar color for the wooden posts and cross arms with raised white numerals and black mailboxes. As we all know, the mailboxes and posts need periodic upkeep and maintenance as the paint fades or chips, rust appears, and the wooden posts and arms can deteriorate or rot over time. Most mailbox posts are shared between 2 or more homes and the co-owners are equally responsible for mailbox post upkeep, repair and replacement. Each owner is solely responsible for their individual mailbox on a shared mailbox post.

The proper appearance and maintenance of mailboxes and posts is subject to the KHCA CC&R standards and enforcement procedures as well as USPS rules. We urge all owners to evaluate the condition of your mailbox and post now, and to take action to paint, repair or replace as needed. Required violation notices will be issued to all co-owners as needed. Mailbox post repair costs should be shared among the co-owners.

Mailboxes should be the USPS standard size and shape. Mailboxes need to be painted a flat black or low gloss black color. Use of a rust inhibiting paint is recommended for metal mailboxes such as Rustoleum or similar products. Old paint and rust spots should be sanded prior to repainting.

Wooden posts need to be firmly mounted in the ground so the mailbox is at approved USPS heights. It is best to mount

the post on a concrete base using a mounting bracket set above ground level to prevent water from rotting the base of a post mounted in the ground, whether directly in concrete or just in the soil. Consider enough height above grass or vegetation for the base so the wooden post is not subject to damage from weed trimming machines. All post mounting components above ground level should be painted the same Spanish Brown color including the mounting bracket and base.

Cross arms need beveled ends with vertically raised numerals on the arm facing the street. This entails cutting away wood from the cross arm using a router or CNC machine. The raised numerals need to be painted white. Metal or plastic numbers attached to a cross arm are not acceptable.

Variations from these standards may be requested by filing a Homeowner Improvement Application (HIA) with the Architectural Review Committee. Hillcrest Construction is the firm that installed the original mailboxes in Kite Hill for S&S. Hillcrest still specializes in mailboxes and posts. Please contact Hillcrest directly to obtain costs to have them construct and replace a KHCA design dual arm/dual box mail post including mounting the new standard mailboxes. Hillcrest can be contacted at (714) 777-1072. They are located at 1980 N Glassell St, Orange, CA 92865. Website: <https://www.hillcrestconstruction.com>.

*Fall has always been my favorite season.
The time when everything bursts with its last beauty,
as if nature had been saving up all year for the grand finale.*
– Lauren DeStefano

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Gardening Club

Hi KH Neighbors! This month we are going to focus our article on tips for growing tomatoes. These hardy plants do well in the clay soil we have here in Kite Hill. While summer is the most ideal time for growing tomatoes, we have also had some success in the fall months. Tomatoes are very versatile. They made a great addition to everything from salads and rice to pizza. Here are some tips on growing tomatoes.



Transition your plants gently to give them the best chance at survival. Ease your tomato plants' transition from the nursery to your garden by letting the plants sit outside for a few days before you replant them in pots or in the ground. This will help your tomato plants fare better when it comes time for planting, ultimately resulting in a better crop.

Before transplanting your tomato plants, use a clean pair of shears to snip off all but the top two or three branches. Bury the plant so that only these top branches are exposed and the rest of the stem is buried. The plant will grow roots all along the part of the stem that has been sheared, resulting in a large and healthy root system and more fruit.

Install a trellis, cage, or stakes with ties to support the branches. The best time to do so is just after the plants have been planted, in order to avoid damaging the roots. This will help the plant support the weight of all its fruit.

Plant your tomato plants where they will get a minimum of six hours of sunlight every day. It's crucial that your tomato plants get enough sunlight in order to fully ripen the fruits and develop their flavor. If you are planting your tomato plants in

the ground, choose a south-facing position to maximize the plants' time in the sun. Be sure to avoid resting your tomato plants against a brick wall or any other heat-retaining surface, which can damage tender blossoms and harm the plant.

Tomato plants should be watered deeply at the roots. The best way to do so is to use drip irrigation or soaker hoses, which deliver water right to the roots of the plant while minimizing evaporation and keeping the leaves from getting wet. Wet leaves can lead to fungus growth, so it's important to water right at the roots. Water your plants when the soil gets dry. If the soil two to three inches down is dry, the plant should be watered.

If you are planting your tomatoes in pots, choose a good potting soil designed for vegetables that has a slow-release fertilizer already mixed in. If you are planting them in the ground, mix in a bag of compost with your soil. Be sure to read the instructions on your soil or compost before adding more fertilizer, as you want to avoid over-feeding.

A healthy tomato plant can sprout a lot of branches, but not all of these sprouts will eventually bear fruit. Prune out branches that don't have flowers or fruit in order to redirect the plant's energy to the branches that are bearing fruit. Not only does pruning help your plant use its energy efficiently, but it also improves air circulation around the plant, making it less susceptible to disease and easier to harvest.

Once you harvest, leave your tomatoes on the kitchen counter to continue ripening, and avoid putting them in the fridge. The cold will kill the flavor of the tomatoes. Better to leave them out at room temperature. Happy Planting!

KITE HILL REAL ESTATE ACTIVITY OCTOBER 15, 2023

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
28591 JAEGER	3,538	04/18/23	\$1,925,000
24001 GOLDENEYE	3,336	04/03/23	\$2,250,000

KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
24011 CANVASBACK	2,863	09/25/23	\$1,650,000
24011 GOLDENEYE	2,018	09/07/23	\$1,469,900

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
29352 BOBOLINK	3,212	10/09/23	\$1,849,999
29232 KESTREL	3,098	09/07/23	\$2,585,000

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This Space Intentionally Left Blank for Teen Services

Advertising:

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.

To place an ad, call
Colorado Lasertype, 303-979-7499
Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to
www.ColoradoLasertype.com
and click on the "Advertising Rates" link.

The Kite Hill newsletter is a monthly publication of the Kite Hill Homeowners Association. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Kite Hill Board Members 2023

President - Stacey Taylor

Vice President - Matt Smith

Treasurer - Brian Farrell

Secretary - Valerie Sadai

Director - Richard Chung

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

News Articles

Please submit news articles by the 10th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits. Please email kitehilldocs@gmail.com to submit an article for the newsletter.



Laguna Niguel Police Services Presents

FALL BLOCK CAPTAIN MEETING AND APPRECIATION DINNER

This meeting is to show gratitude to our block captains
for being our connection to your community.

November 14, 2023 | 6:30 PM - 8:00 PM
Crown Valley Community Center, Laguna Niguel

****RVSP REQUIRED TO ATTEND**

RSVP TO MCONLIN@OCsheriff.gov
AND MSIMMONS@OCsheriff.gov

Neighborhood Watch

As some of you may have heard the sad news, there has been a shooting in the nearby neighborhood of Nellie Gail. Shootings are thankfully rare in our peaceful area of South Orange County. A Laguna Hills man has been arrested on a charge of attempted murder after he allegedly shot a neighborhood security guard multiple times on October 17th.

The guard, whose identity has not been released, was found by Orange County Sheriff's Department deputies at about 11 a.m. near Bridlewood Drive and Saddle Rock Place, the department said in a news release.

He was sitting in his car in a residential area called Nellie Gail Ranch and had been shot multiple times in the chest. He was taken to a local hospital, where he remains in critical condition.

Investigators identified 32-year-old Matthew Luke Pickens as the suspected shooter, and he was taken into custody by deputies later Tuesday.

"After serving a search warrant, investigators seized multiple weapons found within Pickens' residence and vehicle," the OCSD release said. "These weapons will be forensically analyzed to determine if they were used during the incident." As of late morning on October 18th, Pickens is being held without bail at the men's Intake Release Center, according to jail records.

Anyone with information is asked to contact the OCSD at 714-647-7000. Anonymous information may be provided through Orange County Crime Stoppers at 1-855-TIP-OCCS.

On November 14th at 6:30pm, Laguna Niguel Police services is going to hold a Neighborhood Watch Meeting and Block Captain Appreciation Dinner. See below on further details. You must RSVP ahead of time. Looking forward to seeing you all there.

Happy Thanksgiving



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