



November 2025

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A Publication By The Community For The Community

Kite Hill Reminders

KITE HILL ELECTION

The election of directors is scheduled for December 8th. Ballots will be mailed November 5th. Please look for your ballot and be sure to **VOTE!** so that the association can achieve a quorum and hold the election of directors.

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

ARCHITECTURAL APPROVAL

Approval is required before you begin any exterior home improvements such as painting, landscape or hardscape. Please visit the homeowner portal for an application.

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 strictly prohibited.

Next Kite Hill Board Meeting

Tues., Nov. 18th, 2025, 6:30pm
at the Community Clubhouse

Message From The Board

We're excited to share several updates and accomplishments within our community.

SLOPE PLANTING PROJECT

The slope planting project is now largely complete. Our landscape vendor, Park West, did an excellent job enhancing the beauty and health of our sports field slopes. Over 4,000 new plants were installed to increase slope density, and by next fall, we expect up to 90% coverage.

ASSESSMENT UPDATE

To maintain our community's high standards, there will be an increase to your monthly assessment, effective next year. This modest adjustment reflects rising costs for irrigation maintenance, tree trimming, and overall inflation-related expenses. The Board carefully reviewed the budget to keep this increase as small as possible while ensuring essential services continue.

RECREATION IMPROVEMENTS

The conversion of Courts 3 and 4 to all-Pickleball has been completed. Both the Pickleball community and the Board are very pleased with the results and look forward to expanding recreational amenities in the future.

COMMUNITY FEEDBACK

In the past, gathering community feedback on major issues has been challenging, as input is typically limited to attendance at Board meetings. To improve communication, we will begin using our email system to conduct surveys on significant and higher-cost topics—such as enhanced security or large recreation center projects.

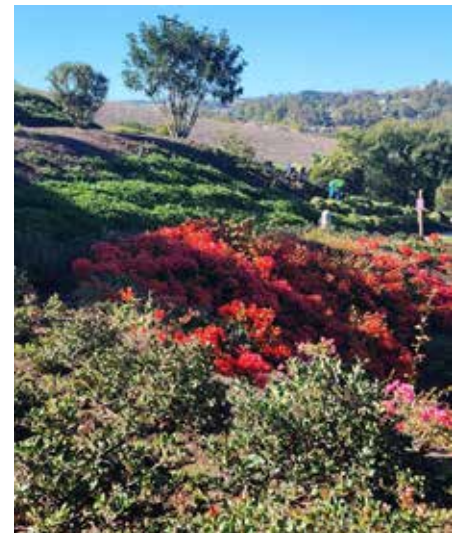
When you receive a survey, please take a few moments to share your views. Your participation is vital in helping the Board make informed decisions that reflect the community's priorities.

COMMUNITY EVENTS

A special thank you to Lynn Feingold Patt, Jenny Wilkes, and the entire Events Committee for organizing a wonderful Wine and Cheese event. Their hard work helped bring neighbors together and strengthened the welcoming spirit that defines our community.

Thank you for your continued cooperation and support. Together, we're keeping our neighborhood beautiful, active, and connected.

— The Board of Directors





@ the Kite Hill Recreation Center

Kite Hill HOA event

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

Donuts
Coffee, Hot Cocoa
Mimosas, Crafts & More!

RSVP to
Kitehillevents@gmail.com
or via QR Code



Follow @kitehillevents for updates



Laguna Niguel Library Storytime!

Friday, November 7, 2025, 10:30am-11:30am
Crown Valley Community Center
29751 Crown Valley Pkwy, Laguna Niguel

We're thrilled to team up with the Laguna Niguel Library to bring you a delightful story time every month from 10:30am-11:30am. No need to sign up—just come and enjoy this FREE event! Dive into enchanting stories, get creative with fun crafts, and participate in engaging activities, all led by the wonderful staff from our very own Laguna Niguel Library.

Kids Walk the Preserve

Sunday, November 16, 2025, 1pm-3pm, Free
Crown Valley Park
29751 Crown Valley Parkway, Laguna Niguel

Kids, bring your parents and walk through the Preserve one station at a time. Opportunities to make crafts, learn and explore will be in offered throughout our beautiful Preserve. Parents must accompany children at all times.

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-Hawkins Family, Kite Hill



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-Cory and Chasin Prather,
Tustin



Before



Finished remodel

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-Encinas Family,
Kite Hill

Plans & Drawings

Remodels

New Construction

ADUs

Kite Hill Gardening Club

November is one of the most rewarding times to garden in Kite Hill, as cooler temperatures make for comfortable working days and ideal conditions for planting many winter vegetables. Whether you're tending a small raised bed or maintaining fruit trees, a little preparation this month will set you up for success through the winter and into spring.

WHAT TO PLANT IN YOUR VEGETABLE GARDEN

Our mild coastal climate allows for a productive cool-season garden in November. Focus on vegetables that thrive in lower temperatures and shorter days:

Leafy Greens: Lettuce, spinach, kale, Swiss chard, and arugula grow quickly and can be harvested repeatedly.

Root Vegetables: Carrots, beets, turnips, and radishes develop well in cooler soil.

Brassicas: Broccoli, cauliflower, cabbage, and Brussels sprouts can be planted from transplants for a strong head start. Herbs: Parsley, cilantro, and chives all prefer the mild weather of late fall.

Keep soil moist but not soggy, and add a layer of mulch to retain warmth and moisture. Using a balanced organic fertilizer or compost will also help establish strong root systems before the winter rains arrive.

FRUIT TREE CARE IN NOVEMBER

Your fruit trees also benefit from seasonal attention this month. Here's what to focus on:

- Clean up fallen fruit and leaves to prevent pests and fungal diseases from overwintering.
- Prune lightly to remove dead or crossing branches, but save major pruning for mid-winter once trees are fully dormant.
- Deep water citrus and avocado trees before any extended dry spells these evergreens still need moisture through fall.
- Fertilize citrus lightly if trees are still actively growing; otherwise, wait until late winter for the next feeding.
- Check stakes and ties to ensure they're not constricting the trunk as trees grow.

November is also a great time to plant bare-root fruit trees once they become available at local nurseries, so start planning any additions now.

By tending to your garden this month, you'll keep your landscape healthy, your harvests strong, and your yard looking vibrant all year.



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Neighborhood Watch

Recently, four teenagers from Aliso Niguel High School were caught attempting to steal a package from a home on Snipe. Thanks to the quick response and vigilance of our neighbors, the suspects were apprehended within our Kite Hill neighborhood on Bobolink shortly after the incident. This serves as a strong reminder that community awareness and cooperation make a real difference in keeping our neighborhood safe.

As we approach the busy shopping season and Black Friday, porch pirates and opportunistic thieves often become more active. Please take a few simple steps to help protect your home and deliveries:

Package Safety Tips:

- Use secure delivery options. Request signature confirmation or have packages held at the carrier’s local pickup point.
- Install video doorbells or security cameras. Visible cameras are a major deterrent and can help identify suspects.
- Schedule deliveries wisely. Try to be home when packages arrive, or have them sent to your workplace or to a trusted neighbor.
- Use lockable parcel boxes. Many retailers now offer compatible delivery options for secure drop-offs.

Home Safety Tips:

- Keep exterior lights on at night. Well-lit homes discourage criminal activity.
- Lock doors and windows even during the day. Many thefts happen when residents are home but unaware.
- Report suspicious behavior immediately. Call the Orange County Sheriff’s Department non-emergency line or 911 if you see a crime in progress.
- Stay connected. Participate in the Neighborhood Watch email chain or group chat to share alerts quickly.
- Use lockable parcel boxes. Many retailers now offer compatible delivery options for secure drop-offs.

Your awareness and quick action help keep Kite Hill safe for everyone. Let’s continue to look out for one another this holiday season. Our vigilance is the best defense against theft and crime.

*Be thankful for what you have; you’ll end up having more.
If you concentrate on what you don’t have,
you will never, ever have enough.*

—Oprah Winfrey

KITE HILL REAL ESTATE ACTIVITY				OCTOBER 15, 2025			
KITE HILL RECENT HOME SALES				KITE HILL HOMES FOR SALE			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
24041 LAPWING	3,283	10/02/25	\$2,510,000	28862 JAEGER	2,210	10/11/25	\$1,899,000
24002 PLOVER	2,727	09/19/25	\$1,738,000	29141 BOBOLINK	3,336	08/29/25	\$2,545,000
24092 LAPWING	2,586	08/04/25	\$1,710,000				
24132 SNIPE	3,212	07/14/25	\$2,730,000				
24002 CORMORANT	3,283	07/11/25	\$1,900,000	LOW INVENTORY!! CALL ME FOR ADDITIONAL DETAILS			
28361 CHAT	3,283	07/10/25	\$2,250,000				
29435 ANA MARIA	3,212	07/08/25	\$1,995,000				
24041 LAPWING	3,283	06/26/25	\$1,720,000				
23982 CORMORANT	3,283	06/20/25	\$2,600,000				
24002 SWALLOWTAIL	2,210	05/22/25	\$1,950,000				
KITE HILL HOMES IN ESCROW							
Address	Sq.Ft	In Escrow	List Price				
29162 BOBOLINK	3,336	10/02/25	\$1,600,000				
<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>				<p>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</p> <p><i>Your Kite Hill Neighbor for 37 Years</i></p> <p>Chris Jotblad, Realtor® 949.212.4868 email: Chris@ChrisJotblad.com Keller Williams Realty Experienced Realtor® for 21 Years Lic # 01409253 Search for New Listings and Recent Sales online at: HomeSearchOrangeCountyCA.com</p>			
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10 Tips For Raising Grateful Kids

Saying thank you is one of the first social rules many parents teach their children, and for good reason. We want our kids to be appreciative and not take things for granted, and learning to be grateful can improve kids' relationships, ability to empathize, and overall happiness. Here are some tips:

1. Set an example. Kids learn a lot from watching their parents. Offer a genuine "thank you!" to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. Include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they're appreciated.

2. Point out generosity. Call attention to it when people do things that go beyond what's expected — helping without being asked, being especially thoughtful, or taking extra time to do something because it's important to someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don't.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. Work together to come up with ways for them to show their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.

5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

7. Let kids choose. Encourage kids to turn their interests into action. Whether it's a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren't comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.

9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they're grateful for. Even if they've had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn't fit your expectations.

—<https://childmind.org/article>

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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.



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Kite Hill Board Members 2025

- Jeff Bethard - President
- Brian Farrell - Treasurer
- Valerie Sadai - Secretary
- Greg Hill - Director
- 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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We must find the time to stop and thank the people who make a difference in our lives.

—John F. Kennedy



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