



Message From The Board

As we welcome the fall season in Kite Hill, we hope all of our residents are enjoying the cooler days and the beautiful new zinnias and marigolds planted at our entrance monuments. Their vibrant colors are a cheerful reminder of the season ahead.

The Board is pleased to share that a plan has been approved to landscape the slope areas surrounding the sports field. A great deal of thought and effort went into selecting plant varieties that will both enhance the beauty of the area and thrive in our community's environment. Planting is scheduled to begin in early October, and we look forward to seeing these improvements take shape.

The Board has also approved another round of funding to complete the majority of the necessary irrigation repairs throughout the community. This investment will help maintain the health and beauty of our shared landscapes.

We are also discussing the option of converting Tennis Courts 3 and 4 to be striped exclusively for pickleball use. Updates will be provided as this discussion continues.

In addition, the upcoming Board election includes two open seats. Candidate statements are due by **October 3 at 5:00 p.m.** We encourage interested homeowners to participate in this important process.

We look forward to seeing everyone at the Holiday Season Kick-Off Party, a wonderful opportunity to gather with neighbors and celebrate together.

Next Kite Hill Board Meeting

Tues., Oct. 21st, 2025, 6:30pm
at the Community Clubhouse



Garden of the Month

The Garden of the Month for September has been awarded to **Tina Haeussler – 23892 Petrel Court**. Nestled at the corner of Petrel Court and Bobolink Drive is this beautiful garden. With its sloping lawns, large imposing Eucalyptus tree and drought tolerant plants, this garden has everything. What stands out are the vibrant colors that this garden is still producing, late into the season, when many

of the spring and summer colors have already been and gone.

The Eucalyptus tree carries a great shape because it is trimmed and pruned, once a year.

The tree is framed by California sage. This is a drought tolerant plant that only needs occasional watering. It provides an icy white color and loves full sun locations. It prefers well-draining sandy soil, but it can also get by in clay.

Another blast of color comes from the Angelinas, by the driveway. Angelinas are also known as Summer Snapdragons and Angel flowers. They are still very colorful, even at this time of the year. The plants bloom continuously from late spring, through the summer and into early fall. Angelinas are drought tolerant. They attract pollinators like bees, butterflies and hummingbirds, and are even rabbit resistant.



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

ELECTION OF DIRECTORS 2025: The Election of Directors will be held in December. Ballots will be mailed in early November. Please be sure to watch for your ballot and vote! If you have any questions, please contact our Community Manager.



Kite Hill HOA

PRE-HOLIDAY WINE & CHEESE

Come mingle with neighbors and friends
Kite Hill Clubhouse
FRIDAY, OCTOBER 24TH
4:30 PM - 7 PM
Charcuterie table, Wine & Piano player

food from:




Please RSVP by October 21st to
Kitehillevents@gmail.com

Reminders, *continued from front page*

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.

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.

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@seabreezemgmt.com. **Note:** Homeowners must use **ONLY** the approved design but may use a licensed vendor of their choice.

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-Hawkins Family, Kite Hill

*“I would like to commend Bose Custom Builds for their **expertise**, experience, and **exceptional forethought** that **saved us large amounts of unnecessary costs**”*

-Encinas Family, Kite Hill

*In my 20 years of real estate investing, **Jordan is the most skilled builder I’ve come across.** I’ve had the privilege of working with him on multiple projects throughout the years. The **quality of his craftsmanship** is exceptional, and he has a strong work ethic. **I wouldn’t hesitate to use him again.***

-Cory and Chasin Prather, Tustin

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Gardening Club

Hi KH Neighbors! This month we want to focus our article on a popular dinner staple: carrots. Carrots are a rewarding and easy vegetable to grow in Laguna Niguel's mild coastal climate. With the right soil preparation and care, you can enjoy crisp, sweet carrots nearly year-round right from your own garden.

WHEN TO PLANT

In Kite Hill, carrots can be planted almost any time of year, but fall through early spring (September to March) is ideal. The cooler months help produce the best flavor and texture, while avoiding the stress of summer heat.

SOIL PREPARATION

Carrots thrive in loose, well-drained soil that allows their roots to grow long and straight. Before planting, remove rocks, clumps, or debris that could block root development. Mixing in compost or organic matter will improve soil fertility and structure. Avoid adding too much fresh manure, as it can cause carrots to fork or grow misshapen.

PLANTING TIPS

Carrot seeds are tiny and need to be sown directly into the garden bed. Scatter seeds in rows about 12-18 inches apart and cover lightly with fine soil. Keep the soil consistently moist until seedlings emerge, which may take 10-20 days. Once seedlings are 2 inches tall, thin them to 2-3 inches apart so each plant has room to mature.



CARE AND MAINTENANCE

Regular watering is essential, especially during dry Santa Ana wind periods. Aim for deep watering to encourage long, even root growth. A light mulch layer can help retain soil moisture and reduce weeds. Carrots don't need heavy feeding just an occasional side dressing of compost will keep them healthy.

HARVESTING

Depending on the variety, carrots take 60-80 days to mature. You'll know they're ready when the tops of the roots begin to show above the soil line. Gently loosen the soil with a garden fork before pulling to avoid breaking the roots. Smaller carrots tend to be sweeter and more tender, so don't wait too long to harvest.

LOCAL TIP

In Laguna Niguel, the mild winters make it possible to stagger plantings every few weeks for a continuous harvest. Choose different varieties such as Nantes for sweetness or Chantenay for thicker roots to add variety to your kitchen. With a little preparation and care, carrots are one of the easiest vegetables to grow in our coastal gardens, rewarding you with fresh, crunchy roots that taste far better than what you can find in the grocery store.



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Neighborhood Watch

On September 4th, we had a Neighborhood Watch meeting at our Kite Hill Clubhouse. Laguna Niguel Police Department Crime Prevention Specialist Andrea Anaya Lopez discussed the latest crime trends including the rise of scams.

As technology continues to evolve, so do the tactics of scammers. In recent months, there has been a rise in sophisticated scams using AI technology to impersonate people you know, including family members, neighbors, and even local businesses. These scams are designed to trick you into sending money, sharing personal information, or performing other actions that could put you at risk. Here's how to protect yourself and stay safe in our neighborhood.

SPOTTING AI-BASED IMPERSONATION SCAMS

One of the most concerning new trends in scams is the use of artificial intelligence to mimic voices, faces, and writing styles. Scammers can now use AI to make phone calls or send emails that appear to be from someone you trust. For example, you might receive a phone call or text message that sounds like a relative asking for money or help with a situation, only to discover later that it was a scam. To protect yourself, always verify any unusual request with the person directly, preferably through a different communication channel than the one used by the scammer. If someone is asking for money or sensitive information, be sure to pause, double-check, and never feel pressured to act quickly.

GENERAL TIPS TO AVOID SCAMS

In addition to AI based scams, traditional scams such as phishing emails, fake online offers, and lottery scams continue to target unsuspecting victims. To protect yourself, be cautious when receiving unsolicited emails, texts, or phone calls. Avoid clicking on links or downloading attachments from unfamiliar sources. If an offer sounds too good to be true, it probably is. Always double-check with your bank, utility provider, or government agency before sharing any personal details. Another useful tactic is to enable multi-factor authentication on your accounts to make it harder for scammers to gain access to your personal information.

STAY INFORMED AND SPREAD THE WORD

Scammers are constantly coming up with new ways to exploit people's trust, but by staying informed and cautious, you can significantly reduce your chances of falling victim to these scams. Talk to your neighbors, especially older adults or those less familiar with technology, to help keep everyone in our community safe. The more we work together and share information, the stronger our defenses against scammers will be.

By following these steps and being aware of new threats, like AI impersonation, we can all stay a step ahead of scammers and protect ourselves and our loved ones from falling prey to these deceitful tactics.

There is no season when such pleasant and sunny spots may be lighted on, and produce so pleasant an effect on the feelings, as now in October.

—Nathaniel Hawthorne

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- Marta Reynolds, Kite Hill Resident

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

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, scan QR code or go to NewsletterConnections.com.



This Space Intentionally Left Blank for Teen Services

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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I have been younger in October than in all the months of spring.

-W.S. Merwin

KITE HILL REAL ESTATE ACTIVITY SEPTEMBER 15, 2025

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
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
29265 KESTREL	3,336	02/21/25	\$2,330,000
29132 MURRE	3,212	01/16/25	\$2,525,000

KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
24002 PLOVER	2,727	08/31/25	\$1,789,900

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
24041 LAPWING	3,283	09/10/25	\$2,550,000
29141 BOBOLINK	3,336	08/29/25	\$2,545,000

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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*.

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SOLD | 717 Marguerite Avenue, Corona del Mar
\$100,000 OVER-ASKING AT \$3,500,000
Duplex | 5 Bed, 5 Bath | Approx 2,689 Sq Ft



SOLD | 25702 Nugget, Lake Forest
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