



Kite Hill Reminders

NEW OWNER PORTAL: Seabreeze has introduced a new owner Portal. The address is: <https://commarea.cincwebaxis.com>. This new portal can be used for all association business such as reviewing your account history and making payments, submitting work orders, viewing the document library, viewing calendars of events and much, much more. The new portal may also be accessed via a mobile app. Just search for “CommArea” in the Apple App Store or on Google Play.

E-BIKES & SCOOTERS: The use of e-bikes has become a serious safety issue within our community. Children and others have been seen using the community landscape as a “track” which has caused significant damage. In addition, riders are speeding along Kite Hill Drive and other streets within the community. If you or a member of your household rides an E-Bike, please be certain all safety precautions are taken.

TRASH CANS: Please be certain to store your trash cans out of view of the common area except on trash day. Cans may be placed out no more than 12 hours prior to pick up and must be stored no more than 12 hours after pick-up.



Next Board Meeting

**Tuesday, September 19th, 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.

September 2023

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A Publication By The Community For The Community

Garden of the Month

Welcome to Kite Hill’s Garden of the Month. The inaugural winners are the **Elliott family**, who live at 28982 Jaeger Drive. The landscaping committee picked this garden to be our first winner because it demonstrates some wonderful approaches to the challenging elements that many of us see in our own gardens.

Firstly, there is the hillside garden, that can be very difficult to maintain. The Elliott family has utilized large rocks, trees, bushes, and plants to break up this space, along with a pebble border. This prevents erosion and creates interest throughout the entire hillside.

Next, we have the use of climbers at the front of the house. The Elliott’s have bougainvillea growing around their porch. For anyone considering adding climbers at the front of their home, it is advisable to keep the climber on a wooden structure, or up against rock, and keep it away from the stucco.

Finally, we have sloping lawns. These can be very difficult, because they can easily look ragged when the slope becomes steep. The family had this advice about lawn care on a slope. Water regularly, but don’t water for too long, as there is a lot of runoff. Make sure to keep the lawn fertilized and enjoy!



Event Updates!

Thank you to all the residents who came out to make the concert in the park a success. It was wonderful to see the community gather together and enjoy the music by Really Classic. A big thank you also goes out to our sponsors Harvest Landscape and Cora Berkery for their generosity. We welcome all sponsors and volunteers. If you are interested in either of these opportunities for a future event please contact the event committee at kitehillevents@gmail.com for details. Mark your calendar for the upcoming fall Movie in the Park on October 7th, Donuts with Santa on December 2nd, and an adult Holiday Social on December 3rd. The best way to stay informed of events is by following @kitehillevents on Instagram, or to be on the official Kite Hill HOA mailing list by emailing Julie McKenna our Property Manager at julie.mckenna@seabreezemgmt.com. The board would like to thank our Social Committee Members Jenny Wilkes and Lynn Feingold for working so hard to create such wonderful events for our community.

Summer Concert: Twisted Gypsy

Friday, September 22, 2023, 6:30 p.m. - 8:00 p.m.

Amphitheater, 29751 Crown Valley Parkway, Laguna Niguel, CA 92677

Come enjoy this year's "Rockin'" Summer Concert Series! Amphitheater rules:

- Set up of chairs and blankets is allowed AFTER 6 a.m. on concert days.
- Please bring low back chairs or blankets.
- Smoking is prohibited at Crown Valley Park.
- Blankets with plastic backing/tarps will be removed.
- Scooters, skateboards, roller blades, pets, & glass containers are not permitted.
- The City of Laguna Niguel is not responsible for unattended items.

Food Trucks will have food available for purchase starting at 6 p.m.

[-https://www.cityoflagunaniguel.org/calendar](https://www.cityoflagunaniguel.org/calendar)

Neighborhood Watch

This past month block captains from around Kite Hill have noticed an increased amount of sales people going from home to home. Some of them did not have a work van or even a business card to hand out. Door to door sales is illegal in the city of Laguna Niguel without a city issued permit. If you encounter a door to door salesperson, ask to see their permit. If they don't have one, do alert the police department. There have been several burglaries this past month in Kite Hill. Criminals do like to check out houses ahead of time. Let's make Kite Hill as unfriendly to criminals as possible.

Kite Hill Swim Team: A Great Success!!

The Kite Hill Swim Team has wrapped up their summer session. The children had a great time. They improved their swim skills, water safety and learned about being a part of a team. The parents also enjoyed the sessions and even got in the pool for some parent races!



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- Marta Reynolds, Kite Hill Resident

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Gardening Club

Hi KH Neighbors! Hope you all had an enjoyable summer! Now we turn our attention to the late summer/early fall growing season. Cucumbers tend to do well in our climate this time of year. Cucumbers are so easy to grow from seed. Sow your cucumber seeds in small pots or trays filled with a multipurpose potting mix. Dampen your potting mix before planting the seeds. The seeds need to be planted around half an inch deep, and it's a good idea to position them at the outer edge of the pot, and lay them on their side, to avoid rotting.



Cucumber seeds need warmth in order to germinate, and ideally need to be around 70°F, so place them in a heated propagator or on a sunny windowsill. Germination should happen within just a few days. Keep your potting mix moist, but not overwet.

Make sure the seedlings don't get cold – they ideally need to stay above 53°F, though outdoor varieties are a little hardier. Pot on your cucumber seedlings once they have developed their first set of 'true' leaves. Once your cucumber seedlings have grown to about 10 inches, they can go into their final positions – either in 10-inch pots, grow bags or directly into the garden border.

If planting outside, you need to first harden them off for a few days. Tie your cucumber plants to supports such as canes or netting, as they grow. Water the plants little and often so that the soil doesn't dry out. Cucumbers will need daily watering once the fruits start to develop – after all, they are 96 percent water. Fertilizer cucumbers by

giving them tomato feed once the fruit starts to form. Repeat every two weeks.

Cucumbers do not need to climb – they can just sprawl across the ground. However, growing them as climbers is the most space-efficient method and makes a more striking feature in the garden. A benefit of keeping the plants off the ground is that it can also help reduce the number of pests that visit them. Cucumber plants produce side shoots and tendrils, so can easily be trained to grow upwards. They also make striking overhead plants, and can be trained over an archway, which looks stunning with the fruits dangling down.

Cucumbers should be harvested when they are around 4-8 inches long, depending on the variety – check the packet instructions. The fruits should be evenly green – if they have gone yellow or soft, then they are overripe. When harvesting, snip them off with scissors or secateurs (pruning shears). If you try just to pull the cucumbers off, you could uproot the entire plant.

Some varieties of cucumber can be cut in half on the plant, which is ideal when you only need a small amount. The remaining fruit will grow a callous and stay fresh on the plant.

Here are a few options on the September planting list: Beets, Bok Choy, Carrots, Daikon, Endive, Kale, Lettuces, Mustard Greens, Parsnips, Radicchio, Radish, Scallions, Snow Peas, Spinach, Sugar Peas, Swiss Chard, Tomatoes and Strawberries

Some herbs to plant this month: Bergamot, Bronze Fennel, Chives, Cilantro, Dill, Fennel, Fenugreek, Lemon Balm, Parsley, Sage, Seasoning Celery, Sweet marjoram, Violas, Watercress

Happy Planting!



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ANIMAL SERVICES PRESENTS
Living with Wildlife
 Wednesday, September 20, 2023
 6:00 - 7:00 pm
FREE!

<https://bit.ly/LocalWildlife>

Learn the behavior & habits of the indigenous animals in our area!

- Find out how to properly identify wildlife
- Get tips on keeping wildlife wild
- Learn safety tips for you and your pet(s)
- Know when to call Animal Services

Crown Valley Community Center
 29751 Crown Valley Pkwy
 Laguna Niguel, CA
 949-425-5100 • CityofLagunaNiguel.org

New Event!
LIVING WITH WILDLIFE
 September 20, 2023, 6-7pm

The event will take place at Crown Valley Park. The address is 29751 Crown Valley Parkway Laguna Niguel, CA 92677. To RSVP call: (949) 425-5100. Learn the behavior & habits of the indigenous animals in our area! This FREE presentation is provided by Mission Viejo Animal Services.

- Find out how to properly identify wildlife
- Get tips on keeping wildlife wild
- Learn safety tips for you and your pet(s)
- Know when to call Animal Services

Grandparents Day at the Movies

Thursday, September 14, 2023, 2-4 p.m.
 Sea Country Senior & Community Center
 949-425-5151, Free

Celebrate Grandparents' Day with your grandkids at Sea Country Cinema featuring "Up"! Refreshments will be provided. Children must be accompanied by a grandparent. Pre-registration required. RSVP by September 7 by calling 949-425-5151.
 - <https://www.cityoflagunaniguel.org/calendar>

KITE HILL REAL ESTATE ACTIVITY AUGUST 15, 2023

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
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
29161 MURRE	3,212	12/08/22	\$1,500,000
28791 JAEGER	3,538	11/10/22	\$2,050,000
28381 CHAT	2,683	10/31/22	\$1,750,000
24152 BECARD	2,727	10/24/22	\$1,600,000

KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
23975 IBIS	3,185	08/06/23	\$1,699,900

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
23812 BITTERN	3,283	07/25/23	\$1,749,000

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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.

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