



## Kite Hill Message From The Events Committee

### Embracing the Season of Change: Events for Life's New Chapters

As we enter the fall, we're reminded that this season is all about transition. Just as nature begins to shift, many of us are entering new stages of life—becoming empty nesters, retiring, or simply finding ourselves with a little more time and space to connect in different ways.

The Social Committee wants to recognize and celebrate these transitions by creating meaningful, smaller-scale events for neighbors who are navigating this new chapter.

We're envisioning things like:

- Wine & cheese nights
- Sunday afternoon get together for televised football and other sporting events
- Coffee and conversation
- Games, cards, or poker meet up

These events are about more than just socializing—they're about building a sense of connection and community as we navigate change together.

### We Want to Hear from You!

Are you entering a new phase of life? Would you enjoy smaller, adult-focused gatherings? Do you have ideas or want to help host? Let us know! We'd love to shape these events around what *you* need and want.

Change can be a wonderful thing—especially when we go through it with neighbors by our side. Let's make this fall the start of something new. Please reach out to us at [kitehillevents@gmail.com](mailto:kitehillevents@gmail.com) if you would be interested in participating or being involved in the planning of these types of events.

**Next Kite Hill  
Board Meeting**  
Tues., Sept. 16th, 2025, 6:30pm  
at the Community Clubhouse



## Garden of the Month

The Garden of the Month for August has been awarded to **Judy and John Mellotti - 24091 Lapwing Lane**.

You may think that this is a traditional garden, but Judy has meticulously planned it to be a drought tolerant, sustainable, beautiful space. The lush looking lawn area is actually astro turf. This requires no water and no maintenance and looks amazing.

The center piece of this garden is an incredible Strawberry tree. Strawberry trees thrive in Southern California's Mediterranean climate, but proper care is essential for their long term health. This one is planted in an augured clay soil area, with good drainage. Judy's advice is not to over water, once established, and to trim yearly. It was purchased at the Plant Depot and Judy says that they have great arborists that really helped her to pick the right tree. It took a few years to establish itself, but now it is stunning.

*continued on page 2*



## Garden of the Month, *continued from front*

The boxwood hedges and white iceberg roses trim the entire yard, providing a drought tolerant frame to the garden. Judy says that the roses bring her great joy, when they are all in full bloom.

Another favorite part of the garden, for Judy, is the Burgandy tree. This is a deciduous tree and so it drops its leaves, each year and then bursts back into life, each Spring.

Judy wanted to mention that her gardener, David Luciano Gardening Service 949-241-3899 does an amazing job, keeping the garden looking wonderful.

*By all these lovely tokens, September days are here.  
With summer's best of weather and autumn's best of cheer.  
-Helen Hunt Jackson*

## Positive Thinking Day

Positive Thinking Day is on September 13 on the National Day Calendar as a day to promote the power of positivity and the impact this simple act can have on your life. Join us as we explain why maintaining a positive mind benefits you and those around you.

Positive thinking is an emotional and mental practice that requires an optimistic outlook on life. It's about choosing to focus on the positive things that empower us despite our circumstances. A positive thinker doesn't ignore negative aspects of their life. Instead, they maintain a hopeful attitude to get them through the disruption.

## Kite Hill Reminders

**COMMUNICATION:** Please be certain to contact our Community Manager to ensure you have an email in the system so that you receive important community updates, community event & Board Meeting information. [julie.mckenna@seabreezemgmt.com](mailto:julie.mckenna@seabreezemgmt.com) or 949-599-2142. Our goal is to have an email address in the system for all homeowners.

**MAINTENANCE:** Home maintenance community wide helps to maintain and increase home values for all Kite Hill Homeowners. Please remember to maintain the landscape and ensure exterior painting and repairs are completed. If you are ready to paint, please contact Seabreeze Management for an application.

**COURTESY LETTERS:** The Volunteer Rules Committee has been completing monthly community inspections, and the results have been great. There are many new mailboxes, homes have been painted, and landscape is looking better overall. If you receive a letter and have any questions please contact our Community Manager, at [julie.mckenna@seabreezemgmt.com](mailto:julie.mckenna@seabreezemgmt.com).

**STORAGE:** Storage on driveways or in the view of the street is prohibited. This includes inoperable vehicles, trailers, and recreational vehicles covered or uncovered. Driveways must be clear at all times. Please do not store items in the front or on the side of your home in view of the common area. Also, please note that PODS or other temporary storage units are only permitted for a brief time period. If long-term storage is need it must be done off-site.

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-Hawkins Family, Kite Hill

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-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

**Plans & Drawings**    ◆    **Remodels**    ◆    **New Construction**    ◆    **ADUs**

## Message From The Board

The Board is making improvements to the entrance monuments. Dead plants are being removed, and some succulent plants are being replanted in other areas of the community where they will be better suited. We are also bringing back seasonal flowers that many residents have requested.

In addition, the Board has partnered with Real Green to address recent irrigation leaks. These repairs will help ensure that the new and existing landscaping remains healthy, vibrant, and sustainable for the community.

Real Green discovered that the acacia bushes along Alicia Parkway below the tennis courts were not receiving any water after members reported that the acacia was turning brown. We are pleased to report that the irrigation has been fixed in that area before losing any significant plant material.

We may see an increase in water usage since many areas that previously had non-working irrigation are now being fixed. Kite Hill has been on the reclaimed water system for many years. The increase in water is all reclaimed water not potable water. Typically, Moulton Niguel has an abundance of reclaimed water since it is less useful than portable water. The reclaim watering window is from 9:00 pm to 6:00 am. Due to these off hours, issues at times go unnoticed. If you see a problem with browning vegetation or excessive water please let us know ASAP.

The Board is reviewing plans to fill the slope areas surrounding the sports field. We are encouraged that some plants have begun to grow back after the irrigation system was repaired in that area. However, there's still many bare spots that need to be filled in. We are hoping to get the plan finalized and implemented in mid-October.

If you notice any landscape or maintenance issues please report it to our property manager Julie Mckenna. Her email address is julie.mckenna@seabreezgmt.com.

## National Hummingbird Day

National Hummingbird Day happens during the first Saturday in September. Hummingbirds are remarkable birds with unique characteristics that fascinate bird watchers and nature lovers, alike. There are over 300 species of hummingbirds throughout the world that belong to the Trochilidae family. The Trochilidae family is known for their small size, beautiful plumage, and amazing flying abilities. This family of birds comes in different sizes, colors, and behaviors that are specific to the location where hummingbirds live.

The average hummingbird is between 2 to 5 inches in length, making it the smallest bird in the world. Known for their beautiful colors, hummingbird feathers are an iridescent mix of greens, blues, reds, and purples. Interestingly, the iridescent color of hummingbird feathers gives the appearance of the feathers changing colors in light.

A hummingbird flaps its wings up to 50 times per second and has amazing flying capabilities. For example, hummingbirds move their wings in a figure-eight pattern, allowing them to "hover" in mid-air. In addition, these unique flying characteristics allow a hummingbird to feed on a flower while in flight. Unsurprisingly, because hummingbirds move so quickly, they feed frequently on nectar from flowers and insects.

KITE HILL REAL ESTATE ACTIVITY				AUGUST 15, 2025			
<b>KITE HILL RECENT HOME SALES</b>				<b>KITE HILL HOMES FOR SALE</b>			
Address	Sq.Ft	Sold Date	Sold Price	Address	Sq.Ft	List Date	List Price
24092 LAPWING	2,586	08/04/25	\$1,710,000	24002 PLOVER	2,727	06/19/25	\$1,789,900
24132 SNIPE	3,212	07/14/25	\$2,730,000	29162 BOBOLINK	3,336	02/03/25	\$1,999,899
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	<b>LOW INVENTORY!!</b>			
24041 LAPWING	3,283	06/26/25	\$1,720,000	<b>CALL ME FOR ADDITIONAL DETAILS</b>			
23982 CORMORANT	3,283	06/20/25	\$2,600,000	<p><i>Thinking of Selling or Investing in a Home in Our Beautiful Kite Hill Community? Call for a Free Home Valuation from</i></p> <p><i>Your Kite Hill Neighbor for 37 Years</i></p> <p><b>Chris Jotblad</b>, Realtor® 949.212.4868                      email: <a href="mailto:Chris@ChrisJotblad.com">Chris@ChrisJotblad.com</a> Keller Williams Realty  <b>Experienced Realtor® for 21 Years</b> Lic # 01409253                      Search for New Listings and Recent Sales online at:  <a href="http://HomeSearchOrangeCountyCA.com">HomeSearchOrangeCountyCA.com</a></p>			
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				
<b>KITE HILL HOMES IN ESCROW</b>							
Address	Sq.Ft	In Escrow	List Price				
<b>THERE ARE NO HOMES IN ESCROW</b>							
<p>"Chris Jotblad has been our neighbor &amp; 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 &amp; knowledgeable about the real estate market. There was never any doubt on our part that she would represent us &amp; our home in an accurate &amp; 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 &amp; friendship."</p> <p>John and Karla Gaines - Recent Sellers in Kite Hill</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 & 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\*.

# Neighborhood Watch

## Meeting Announcement

We are excited to announce we are having a Neighborhood Watch meeting at our Kite Hill Clubhouse on **Thursday, September 4th at 6-7pm**. The topics to be covered include:

- How to report a crime
- Current crime trends
- Crime prevention tips
- Calls for service specific to our community (past 6 months)

Tasty desserts will be served after the meeting including fresh baked brownies, cookies and fruit. Please RSVP to [KiteHillNeighborhoodWatch@gmail.com](mailto:KiteHillNeighborhoodWatch@gmail.com). This will be a great opportunity to learn about the Neighborhood Watch Program. We are always looking to add more Block Captains!

## Block Captain Dinner

Laguna Niguel Police Services wanted us to mention that Block Captains are cordially invited to the Fall Block Captain Dinner Appreciation on Thursday, October 2, 2025. LNPD sincerely appreciates your commitment and dedication to keeping our beautiful City of Laguna Niguel safe.

Event Details:

- Crown Valley Community Center Ballroom
- RSVP: [AAAnayaLopez@ocsheriff.gov](mailto:AAAnayaLopez@ocsheriff.gov)

During the evening, key topics that will be covered include house-keeping updates, new and recurring crime trends, and holiday safety tips.

Dinner will be catered by Chick-fil-A, with vegetarian options available. If Chick-fil-A is not to your preference, please plan accordingly. LNPD looks forward to seeing you there and expressing their gratitude in person.

## Solicitation Alert

One item that we do want to mention to our community is watch out for solicitors that maybe aggressive or casing houses. One of our Block Captains was unloading groceries from her car parked on her driveway in early August. A solicitor came up to her and started to ask questions. She told him that she was in a hurry but he wouldn't leave her alone.

In the city of Laguna Niguel, solicitors need a permit to go door to door to sell products. When the Block Captain asked to see the solicitors permit, he got aggressive and started yelling at her. She asked him to leave the property of KH since he didn't have a permit. He refused to leave. She called the police and filed an incident report. A second resident reported getting harassed by a solicitor later in the month. Don't hesitate to call 911 or the non-emergency police number 949-770-6011 if you see anything suspicious. The police have a saying, "If you see something, say something."

We look forward to seeing you all at the September NW meeting.

*Nourishing yourself in a way that helps you blossom in the direction you want to go is attainable, and you are worth the effort.*

*-Deborah Day*



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## Laguna Niguel Fall Flicks in Crown Valley Park

Crown Valley Park, 29751 Crown Valley Parkway

Grab a blanket, your family, and friends for movie night under the stars at Crown Valley Park! Activities begin at 7:00pm, movie screenings will begin after sunset. Light refreshments provided.

- **The Parent Trap (1998)**  
Friday, September 5, 2025, 7:00 PM
- **Wicked: Sing-Along (2024)**  
Friday, September 19, 2025

## Late Night BMX Night

Friday, September 5, 2025

Laguna Niguel Skate and Soccer Park, 27745 Alicia Parkway

Join us Friday, September 5th from 9:30 PM to midnight for an exclusive Late Night BMX Session at the park! We're keeping the gates open late just for BMX riders to tear it up under the lights. Enjoy free food and drinks, plus giveaways from Cheap Goods BMX Shop throughout the night. Don't miss out on the fun—grab your bike and come ride!

## Laguna Niguel Fall 2025 Recreation Brochure

The Fall Recreation Brochure is here! Be sure to explore our Fall classes, programs, and events.

<https://publications.cityoflagunaniguel.org/2025fallrecbrochure/6/>

## Jr. Civic Workshops

Tuesday, September 9, 2025

Crown Valley Park, 29751 Crown Valley Parkway

**Instructor: Council Member Kelly Jennings and Guest Speakers**

Join us for Jr. Civic Workshops this Fall – designed just for 6th to 8th graders! Learn about your local government, including how your City operates and collaborates with other agencies to provide the community with essential services. Community service hours will be awarded each month. The workshops are on the 2nd Tuesday of each month from 6:30pm - 7:30pm in the Community Room at City Hall. Pre-registration required.

## Laguna Niguel Library Storytime!

Friday, September 12, 2025

Crown Valley Park, 29751 Crown Valley Parkway

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.

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## Chipotle Chicken And Corn Chowder

### INGREDIENTS

- 1 can chipotle chiles in adobo sauce
- 2 tablespoons unsalted butter
- 1 poblano pepper, seeded and finely chopped
- 1 red bell pepper, seeded and finely chopped
- 1 teaspoon ground cumin
- ½ teaspoon dried oregano
- ½ teaspoon dried thyme
- 6 cloves garlic, minced
- 2 tablespoons all-purpose flour
- 3 cups whole milk
- 2 cups chicken stock
- 6 small red potatoes, peeled and diced small
- 4 ounces Monterey Jack cheese, shredded (about 1 cup)
- 4 ounces Cheddar cheese, shredded (about 1 cup)
- 2 cups diced cooked chicken
- 30 ounces canned sweet corn, drained
- 15 ounces canned cream-style corn
- 1 cup crushed tortilla chips
- Juice from 1 lime, about 2 tablespoons
- Chopped cilantro, to garnish (optional)

### INSTRUCTIONS

1. Remove one chile from the can of chiles and mince it. Remove 1 teaspoon of the adobo sauce and set it aside to be used later. You can save the remaining chiles and sauce for another use.
2. Melt the butter in a large Dutch oven or stock pot over medium heat. Add the poblano pepper, red bell pepper, the chile from the can, cumin, thyme and oregano, and sauté for 5 to 7 minutes, or until the peppers become soft. Add the garlic, stir and cook for an additional 30 seconds, or until fragrant.
3. Stir in the flour with a wooden spoon and cook for 1 minute, or until there is no longer any visible raw flour. Slowly stir in the milk and chicken broth, scraping up any bits from the bottom of the pan as you stir.
4. Add the potatoes, bring the mixture to a boil, then reduce the heat to low and simmer for 10 to 15 minutes, or until the potatoes are tender and can be easily pierced with a knife.
5. Add the shredded cheeses a handful at a time, stirring after each addition until the cheese is completely melted.
6. Finally, stir in the chicken, both cans of corn, the tortilla chips, lime juice and the reserved 1 teaspoon of adobo sauce. Cover and cook for an additional 10 minutes, or until the soup is completely heated through. Serve immediately.



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## 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.

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To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



## 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](mailto:julie.mckenna@seabreezemgmt.com)
- California Coastal Patrol: 714-563-1821

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## Kite Hill Gardening Club

September is an excellent time for gardeners in Kite Hill to focus on grapevine care and preparation for the next growing season. Grapes thrive in our Mediterranean-style climate, with warm days, cool evenings, and relatively mild winters. Whether you are just starting a vineyard in your backyard or maintaining an established vine, September offers the perfect opportunity to support healthy growth and future harvests.

### Planting New Grapevines

While spring is typically the best time to plant new grapevines, September is a good time to prepare the soil for future planting. Grapes prefer well-draining soil and a sunny location, ideally with at least 6–8 hours of sunlight per day. If you're planning to plant vines this coming winter or spring, use September to clear the area, test the soil, and amend it with compost or organic matter to ensure proper drainage and fertility.

### Seasonal Care and Maintenance

During September, most grapevines in Laguna Niguel are either finishing their fruiting season or entering dormancy. After harvest, prune away any diseased or damaged shoots to maintain vine health. Avoid heavy pruning at this time, as major cuts are best saved for the dormant winter months. Check irrigation systems and begin reducing water as vines naturally slow their growth. Over watering can increase disease risk, especially powdery mildew, which thrives in warm coastal air.

### Fertilizing and Mulching

Apply a light layer of organic mulch around the base of your vines to help regulate soil temperature and retain moisture. Grapevines typically don't need much fertilizer in the fall, but a balanced, slow-release fertilizer in early September can strengthen vines before dormancy. Avoid high-nitrogen products, as they encourage excess leafy growth instead of root and wood development.



### Pest and Disease Monitoring

Even as the season winds down, keep an eye out for common grape pests such as leafhoppers or mealybugs. Remove fallen leaves and fruit from around the base of the vine to reduce the spread of pests and fungal spores. Good air circulation is key, train and tie back vines to keep them open and well-ventilated.

### Looking Ahead

By giving your grapevines proper attention in September, you're setting the stage for a healthy, productive season next year. With careful maintenance, residents of KH can enjoy sweet, sun-ripened grapes right from their own backyard.

### Vegetable Garden Maintenance in September

September is a transitional month for vegetable gardens in Laguna Niguel, as summer crops wind down and fall plantings begin. Gardeners should focus on removing spent plants like tomatoes, cucumbers, and squash that have finished producing. Clearing out old growth not only tidies up the space but also helps reduce pests and disease buildup in the soil. It's also a good time to refresh beds by adding compost or organic mulch, which restores nutrients and improves soil structure for the cooler season crops ahead.

With the warm days and slightly cooler evenings, September is ideal for planting fall vegetables such as lettuce, kale, spinach, carrots, and radishes. Keep soil consistently moist, especially while seeds are germinating, but avoid overwatering to prevent fungal issues. Regularly check for garden pests, as insects often linger through early fall. By staying on top of cleanup, soil enrichment, and timely planting, KH gardeners can enjoy a smooth transition from summer to fall and look forward to a productive cool-season harvest.

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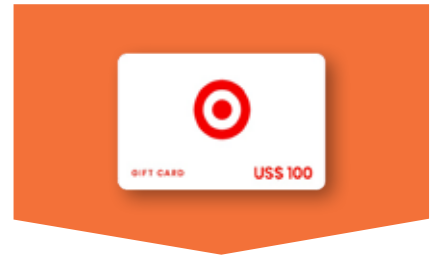
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GENERAL: NO PURCHASE IS NECESSARY. Promotion begins at 12:01 a.m. (PST) on 8/20/2025 and ends on 9/20/2025 est. 12:00 midnight. 2) TO ENTER: Print your name, phone number, and email address on the official Sweepstakes entry form. (1) One entry per household. Sponsor assumes no responsibility for lost, late, misdirected, or human error or technical malfunctions that may occur. All entries become the property of the Sponsor and will not be returned. 3) PRIZE: Gift card with retail value of \$100.00 each. Odds of winning will depend upon the number of eligible entries received. 4) WINNER SELECTION: Winner will be selected in a random drawing from among all eligible entries received. Decisions of judges are final. Odds of winning will depend upon the number of eligible entries received. 5) ELIGIBILITY: This sweepstakes is open only to legal residents of the United States, 18 years of age or older at the time of entry. Void in Puerto Rico and where prohibited by law. Employees of Coldwell Banker and their respective affiliates, parent companies, subsidiaries, promotion, advertising and promotional agencies and the immediate family members of each are not eligible to enter. 6) GENERAL CONDITIONS: Sweepstakes entrants agree to be bound by the terms of these official rules. The laws of the United States govern this Sweepstakes. All federal, state and local laws and regulations apply. By entering, participants release and hold harmless sponsor and their respective subsidiaries, affiliates, directors, officers, prize suppliers, employees and/or agents from any and all liability or any injuries, loss or damage of any kind arising from or in connection with this Sweepstakes or acceptance or use of any prize won. 7) WINNER'S NAME: To receive name of the winner by mail, send a self-addressed stamped envelope to: Coldwell Banker, 840 Newport Center Dr, Ste 100, Newport Beach, CA 92660. Requests received after 9/20/2025 will not be fulfilled. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted, and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker, Coldwell Banker logos, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (40721149)