



Quail Call

Published by the Lake San Marcos
Community Association
"BUILDING A BETTER COMMUNITY"

January 2026

The Quail Call is a monthly publication of the Lake San Marcos Community Association

The Quail Call accepts advertisements from local businesses who wish to use a low-cost highly-targeted publication to reach their customers.

Email: quailcall@ismca.com for information.

Copies of the printed Quail Call are mailed to all members of the Association and include articles of past and present activities from local clubs and organizations in addition to the advertisements.

The Community Association also publishes articles of special interest to its members in health, civic activities and learning.



1349 Via Firenze
Lake San Marcos
3 bed / 2 bath - 1,542 sq.ft.
FOR SALE - \$979,000



1605 Sonata Lane
Lake San Marcos
1 bed / 1 bath - 900 sq.ft.
IN ESCROW
Representing Seller & Buyer



1930 Fairway Circle Dr.
Lake San Marcos
3 bed / 2 bath - 1,325 sq.ft.
RENTED - \$3,300 Per Month



1734 La Tierra Lane
Lake San Marcos
2 bed / 2 bath - 1,333 sq.ft.
RENTED - \$3,550 Per Month

Happy Holidays!

As this year comes to a close, we want to extend our sincere appreciation to the residents of Lake San Marcos. ***Your continued trust and support have made this one of our most meaningful years yet.***

Serving this community is a privilege, and we're grateful for every opportunity to help our neighbors — whether buying, selling, or simply answering questions along the way. Through the TenFold Impact Initiative, we've also helped us give back to local organizations and create a deeper impact together.

We're excited for what the new year will bring and look forward to continuing to serve you with care, commitment, and gratitude.

Happy New Year from TenFold Real Estate.

For more info call:

760.390.0015

www.TenFoldRE.com

CA DRE# 02014153



Law Offices of **ARTHUR S. BROWN, APLC.**

ESTATE PLANNING | TRUST ADMINISTRATION
PROBATE ADMINISTRATION | ELDER LAW

Critical 2025 Tax and Law Changes
Protect You and Your Loved Ones by Creating an Estate Plan

Is your Living Trust over 4 Years Old?
Then you need to see me NOW!

Schedule your **FREE** Consultation Now! **(760) 438-5599**



Serving Lake San Marcos
Families for over 37 years

Member of the
Lake San Marcos Kiwanis Club
for 32 years

Estate Planning, Trust and
Probate Law Certified Specialist

State Bar of California of Legal
Specialization

FREE Educational Webinar and Workbook at **WhyProbate.com**

5741 Palmer Way, Suite B, Carsbad, California
WhyProbate.com | (760) 438-5599 | info@whyprobate.com



LAKE & COAST
REAL ESTATE

BROKERED BY
exp
REALTY

SALES. LEASING.
VACATION RENTALS.

Brokered by eXp Realty of California, Inc.
#01878277. If your home is currently
listed for sale, this is not meant as a
solicitation. Data from Sandicor 12/18/25.



FOR SALE

1911 La Subida Way | Lake San Marcos
Offered at \$1,348,000



IN ESCROW

1054 La Sombra Dr | Lake San Marcos
Offered at \$1,349,900



SOLD

1505 San Pablo Dr | Lake San Marcos
Sold at \$1,750,000



REP BUYER

SOLD

1493 La Linda Dr | Lake San Marcos
Sold at \$1,637,750



760.591.9008 • LAKEANDCOASTRE.COM

Helping you find financial independence



WEALTH COMPASS
FINANCIAL

OUR SERVICES

WEALTH MANAGEMENT

We help bring your retirement vision to life by growing and protecting your assets, customizing strategies to your risk tolerance and goals

TAX SERVICES

No financial strategy is complete without a plan to ensure more of your retirement income stays in your pocket instead of Uncle Sam's. You've worked hard for your money; we want to help you keep it

INSURANCE & ESTATE PLANNING

Think life insurance only benefits your heirs after you pass away? Not true. Estate planning can be a valuable part of your financial strategy and offer more than just a way to distribute assets

A LEGACY OF TRUST & EXCELLENCE

*Advisors Excel Elite Year
Award Winner
"History in the Making"
2025*

*BBB Accredited Business
2025*



Retire with confidence! Our full-service solution combines income, investing, estate & tax planning. Get started today!

Steven Nuckols
Wealth Manager

Tod Lenhoff, CPA
Wealth Manager

Contact Us

Phone: 760.509.4000
Fax: 760.509.4646

Our Location

5860 Owens Ave., Suite 150
Carlsbad, CA 92008

Email: info@wealthcompass.com

Investment Advisory Services are offered through Wealth Compass Financial, Inc. ("WCF"), a registered investment adviser. Insurance products and services are offered through Wealth Compass Insurance Services ("WCIS"), CA insurance license number 0D86642. Tax and Accounting services are offered through Wealth Compass Tax & Accounting, Inc. ("WCTA"). All entities are related and are collectively doing business as "Wealth Compass". Neither the firm nor its agents or representatives may give legal advice. Individuals should consult with a qualified professional for guidance before making any purchasing decisions.



THE DAVIDSON GROUP



Happy New Year.

May you find Joy, Peace and Blessings moving forward.



1560 Circa Del Lago D302 2/2

1030 sq. ft. Bordeaux Model SOLD \$406,200.

Represented Seller. In Escrow 3 days.

A Heartfelt Thank You to The Lake San Marcos Community. We collected over 3800 lbs. of groceries for our local Veterans and Families. Making their Holiday Season Better.

FREE Annual Electronic Recycling Event in LSM late January. Hosted by: Veterans Green Project San Marcos.

Dates and Location Posted Soon.



Buyers Wants and Needs in Lake San Marcos

Top 4 Listing Mistakes in 2025.

- Home was **not properly prepared** prior to going on the MLS: Decluttered, cleaned, staged, professional photos and videos.
- **Pricing Your Home.** If a home listed **For Sale** on the MLS sits over 60 days: This is **"The Sitting Price not Selling Price."**
- **Agent:** Out of Area and they do not know the LSM community, various HOA's and benefits of each. We have over 24.
- **Agent or Investors.** Non responsive when contacted. No sign. *Thinking of Selling in 2026 or have real estate questions?* Call for a **FREE** consultation. Janice Davidson 760-815-2744.

Hunter Valley. Any model.

Single Family Home. Upper San Pablo : 1200-1400 Block. Yard South facing. Non-golf course home.

The Fairways: Two qualified buyers. Quiet location, view, any model, updated preferred.

The Colony: Single Story, quiet, updated only. 2 or 3 bedroom. View a bonus.

Rentals: Sun Park. 1/1 or 2/2. Move in open.

Call: 760.815.2744 Janice Davidson Realtor-Owner
www:TheDavidsonRealty.Com CA DRE#0205121
Janice@theDavidsonRealty.com

Regent

SEVEN SEAS CRUISES®

**ENJOY NEW BOOKINGS UPGRADES
AND MORE**

- FREE 2-CATEGORY SUITE UPGRADE
- 50% REDUCED DEPOSITS
- \$500 PER SUITE SHIPBOARD CREDIT

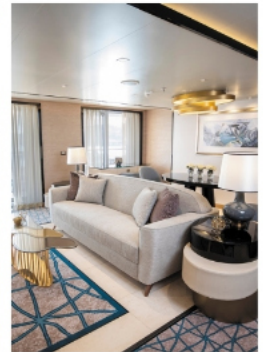
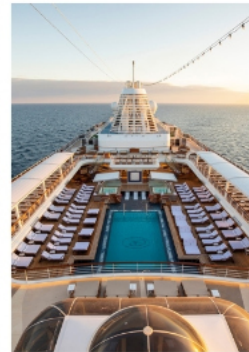


GWEN FOX

YOUR LOCAL LUXURY CRUISE EXPERT



Call Gwen today (760) 500 - 4727 | Gwen@avgtravel.com



This offer is capacity controlled and applies to new bookings only made between January 1, 2026, and February 28, 2026. Guests will receive a FREE 2-Category Suite Upgrade, up to a Penthouse Suite (Category A), on applicable voyages as well as 50% Reduced Deposits** and a US\$250 Shipboard Credit per person (up to US\$500 per suite). Availability is limited and restrictions apply — applicable voyages are subject to removal at any time without notice; offer may be withdrawn at any time. †For a list of applicable voyages, please visit [RSSC.com/Upgrade-Your-Horizon](https://www.rssc.com/Upgrade-Your-Horizon). **50% Reduced Deposits are not applicable to Distinctive Suite Guests or voyages with 50+ nights. ***Shipboard Credit is valid only for residents of the US and Canada. For complete Terms and Conditions, please visit [RSSC.com/legal](https://www.rssc.com/legal). CST#2130874-40

Your neighborhood plumbing specialist



- All your plumbing needs
- Camera Inspections
- Epoxy Lining
- Owned and operated in San Marcos
- Drain Cleaning
- Sewer Line Repairs

\$150 off

Sewer line camera inspection
with any drain cleaning



Contact Kevin · 24/7 Emergency Service
(760) 815-5600 · kevin@idcsandiego.com
www.inspectiondetectionconnection.com

Join Us For Happy Hour
Daily 3 pm to 6 pm



Check our website for daily drink and food specials.

\$15 OFF

With purchase of \$40 or more

(1) per table, excludes tax

This offer will expire on 2/7/26



Hours
Monday & Tuesday 11am to 8pm
Wednesday - Saturday 11am to 9pm
Sunday 10am to 9pm

Location
579 Grand Avenue
San Marcos, CA
92078

www.ocminingco.com



1132 San Marino Dr, Suite 104
(next to LSM Security Office)
Lake San Marcos or In-home Service

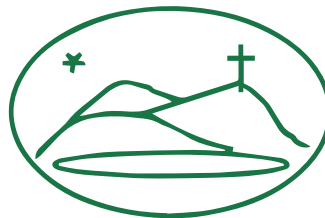
- 24-Hour Access For All Clients
- No Membership Fees
- Senior Fitness Specialist
- Sports Conditioning & Rehabilitation
- Licensed Nutritionist/Weight Loss
- Therapeutic Exercise
- Arthritis Relief
- Joint & Muscle Pain Relief
- Flexibility And Balance
- Improve Strength And Energy
- Specialized Stretching
- Complementary Bottled Water
- 22 Years Of Experience

CALL/TEXT: (760) 681-8362



ERIC SMITH
Owner/Exercise Instructor

Specializing in one-on-one, private and personalized exercise training



Wills, Trusts, Estate planning, Probate and Trust Administration

VILLAGE LAW at Lake San Marcos

Call us for a no cost consultation

Committed to serve the community with quality, efficient, and compassionate legal service.

Alicia M. Skow, Attorney at law
1132 San Marino Drive, Suite 201
(The Executive Suites)
760-471-5244



Visit our website: <https://www.villagelawcenter.com>



John Badeaux - Owner
760.583.9404
CSL #858503, Insured

Badeaux x
CONSTRUCTION

Residential & Commercial
Handyman Services

35 Years of Experience

badeaux.construction@yahoo.com



SOLD

1710 Via Allondra | San Marcos

4 Bed | 4.5 Bath | 5,150 SF | 1.41 Acre Lot

ONE OF A KIND RESORT LIVING

Office, theater, swim pool, spa, putting green,
driving cage & great views!

REBECCA NEGARD

760.522.2288 | DRE 00766272

Pacific | **Sotheby's**
INTERNATIONAL REALTY

Each office is independently owned and operated. DRE 01767484

San Elijo

Locksmith

Bill Gray

1286 Discovery #90

San Marcos, CA 92078

(760)855-1242



Computer Help

Affordable Repair On Site

Malware Removal Tune-up
Routers printers Internet
Data Backup & Restore

*Friendly
Instruction*

Call Tim Petrie
760-805-2991

Techtrek IT

tim@techtrek.it
IT Network Administrator
20 Years Experience



**Our Family Takes Care
of Your Family...
with Transportation**

It doesn't get better than that and we have the awards to prove it.



From a hospital, to a
shop, the hairdresser,
a doctor's office or
just to visit with you,
we are here to help.

Family Matters
IN-HOME CARE

Call for a free in-home
consultation, (760) 909-2007.
www.fmihc.com

Family owned since 2002.
Serving San Marcos and
Greater San Diego County
HCO #374700381

BE PART OF SOMETHING BIGGER THAN YOURSELF - SUPPORT YOUR COMMUNITY HOSPITAL and VOLUNTEER!

Our non-profit Tri-City Hospital Volunteer Auxiliary teams support and touch the lives of patients, family members, and hospital staff at Tri-City Medical Center.

You can deepen our impact and expand our support.
Come make a difference!

- E-mail your full name, phone number, and mailing address to orientation@tcmc.com and ask to attend an orientation session,
- **OR**
- Call the Auxiliary at (760) 940-3125,
- **OR**
- Learn about volunteering with, or donating to, the Auxiliary at tricityhospitalauxiliary.org.

CARE SERVE BELONG

**PALOMAR
AVIATION**



Experience the joy of flying!

Always dreamed of becoming a Pilot? Ready to mix it up? Come fly with us at Palomar Aviation, a premier Platinum Cirrus Training Center at Palomar Airport.

Rick & Teresa Mosteller
PalomarAviation.com
833-2FLYNOW



COMPLETE TREE CARE
Serving North County Since 1983
760-745-7871

CA LIC #455993 FULLY INSURED

Resident of Lake San Marcos
CERTIFIED ARBORIST PAUL RIDER
ISA #WE1087A - LICENSED PEST CONTROL APPLICATOR

- ▶ Tree Pruning & Lacing
- ▶ Removal & Stump Grinding
- ▶ Health & Fertilization
- ▶ Pest & Disease Control
- ▶ Bark Beetle & Borer Treatment

FREE ESTIMATES & SENIOR DISCOUNT

Beautiful
Lake San Marcos

**RESIDENT DIRECTORY
2024-2025**

PHOTOGRAPH BY GEOFF JACOBS \$5.00

JUST MOVED TO LAKE SAN MARCOS?
TO BE IN OUR 2024-2025 DIRECTORY
EMAIL your names, address and phone # to
thelsmdirectory@gmail.com
It's FREE & we don't sell your information!

Have you discontinued service of your landline phone and now use your cell phone exclusively? Email the Strathairns at thelsmdirectory@gmail.com with your cell phone information so the LSM Directory is up to date.



ERIC JANSEN (760) 310-6610
Handyman & LSM Neighbor
For Over 10 Years

Appliance-Removal-&-Installation
Drywall-Electrical
Painting-Plumbing-Roofing
Tile-Wood Repair-And More...
Your Neighborhood Honey Do List Eliminator

Gail Carroll

Your trusted advisor and San Marcos Realtor®

Fine lake and coastal homes...

Outrageous Service!



**PROFESSIONAL
REALTY SERVICES,
INTERNATIONAL**
DRE # 01458201



Voted "Realtor Award of
Excellence for Carlsbad"
by fellow agents"

- I'll develop the best strategy to market your home at fair price based on your circumstances and conditions.

- I'll leave no stone unturned to find your next home that meets all your needs.

- 2nd generation lake resident; active community volunteer.

- Helping people is my joy and passion! ❤️

Cell (760) 419-8311 JustMailGail@gmail.com

C/T: 619-818-1952

Get Your Free Consultation



*CLEANING

*ORGANIZING

*DESIGNING

*STAGING

Home Sale or Rent Preparation

NEW CLIENTS

50% OFF

Any Package



www.upvibepros.com

You **CAN** afford
better hearing.

Hearing instruments
now as low as

\$499*

Connect Hearing
YOUR HEARING PROFESSIONALS

Don't wait! Book your **FREE** evaluation now.

1635 Lake San Marcos Dr., Ste. 108
San Marcos, CA 92078

760-744-1551

ConnectHearing.com

*Not valid with any other discounts, offers or prior purchases. Private pay only (not combinable with insurance or network). Not available at all locations.

South Coast Painting

John A McCracken

Lic # 761965

Free Estimates

Bus./ Cell: 760 212-2484

You Name It, We Paint It!

Email: johnmccracken72@yahoo.com

Van Der Linden Electric

Three generations of ontime integrity

- Ceiling fans / Interior lighting
- Security / Landscape lights
- 24 Hr emergency service
- Free estimates

10 % Discount

1st Time Clients

Steve Van Der Linden

Phone: (760) 845-6308

E-Mail: vdlelectric@sbcglobal.net

CSL#588197 (C-10)

Jacque Baker Real Estate Services

Property Management Services

Specializing in **Unfurnished** and **Furnished** short and long term rentals. I am selective in the properties I manage, qualifying tenants, continually monitoring the home, and inspecting the home for safety and usage activities. Your home receives **hands on care** and attention above and beyond what other Property Managers do. Call me for a complimentary discussion and estimate of rental or sales value.

Your Greatest Asset is My Greatest Concern!

DRE #00698705

760-744-9229

92078Homes.com

JacQueBaker



DENNIS FISHER

The Computer Doctor

Same Day In Home Service!

Offering over 25 years of extensive experience in mobile customer service throughout San Diego and surrounding counties.

You can count on me to provide excellent service, while receiving the highest level of customer care!

Certified Computer Technician

Offering IT Services

Computer Repair

Home Installation & More!

Call or Text | 760-716-3664

LAKE SAN MARCOS COMMUNITY ASSOCIATION
1030 La Bonita Drive, Suite 342, San Marcos, CA 92078
Phone & FAX: 760-744-4306 | Email: office@lsmca.com
lsmca.com | facebook.com/LSMCA2024 |
instagram.com/lake.san.marcos.communityassoc

"BUILDING A BETTER COMMUNITY"



Quail Call

alphagraphics

January 2026 | Volume 22, Issue 1

Barbara Dove, Editor
Dan Worrells, Associate Editor
Maria Brown, Associate Editor
Sherri Sumner, Team Member
Ken Seals, Team Member & Photography
Matt Marshall, Photography

This Month's Editor



Dan Worrells

The LSMCA does not accept responsibility for the accuracy or reliability of the information in articles or advertisements appearing in the Quail Call. The Board of Directors meets monthly on the second Thursday of the month at 4:00 PM in the Association office. Minutes of the Board meeting are posted in the Association office.