

Serra Mesa | Mission Village | Stonecrest

# Community 92123

August 2023

## SERRA MESA SUMMER OF EVENTS!

*See page 8-9 for details*



**Block Parties**  
92123 DayUSPS  
Zip Meets Date  
*Page 8-9*



**DAVID HUSSAIN**  
858.215.3512  
COMMUNITY92123.COM

## In this issue...

- 3** Let's Stay Connected
- 4** Word Search - Coloring Page
- 6** Sell Your Home with David
- 7** Homebot
- 8** Strategies for Buyers to Navigate a Low Home Appraisal
- 10** 92123 Block Party
- 11** Ways to Capitalize on Your Home Equity
- 12** Coffee with David
- 14** Featured Listing
- 16** Fun in the Sun



- 18** Featured Listing
- 20** 92123 Business Spotlight
- 22** Essential Picnic Equipment
- 24** Elderflower Cocktails
- 26** Classic Fruit Tart Recipe
- 28** Community 92123 Facebook Group
- 30** Featured Listing

real



Scan to follow  
along on Instagram



## Let's Stay Connected

Instagram: @listedbydavid

Facebook: [www.facebook.com/listedbydavid](https://www.facebook.com/listedbydavid)

Website: [community92123.com](https://community92123.com)



# August

## WORD SEARCH

e i e o g i l p d i a l i j g e s  
y r d y e p a r i c p s o s l u t  
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v w d s a i e m l o d d l h g a a

August	Expedition	Joyful	Sand	Sunscreen
BBQ	Frisbee	Lifeguard	Sandals	Touring
Bicycling	Heat	Ocean	Sea	Trampoline
Camper	Hiking	Playground	Souvenirs	Wakeboarding
Countryside	Horses	Punch	Sports	Water
Diving	Humidity	Refreshment	Summer	Wave

# August Coloring Page

For Adults And Children To Enjoy



## As your neighborhood specialist, I want to help you sell your home.

- Free Market Analysis and Detailed Property Valuation
- Access to Revive Concierge (Revive prepay the costs with no fees/interest, for the upgrades/repairs so your home sells faster & at a higher price)
- Professional Photography with Aerial Photography, Video walkthrough, 3D Matterport Virtual Tour (Paid for by David)
- Full house cleaning and window cleaning (Paid by David)
- Interior Designer/Stager Consultation in preparation for showings (paid for by David)
- Contractor & Handyman referrals for every issue you need completed
- Pre-listing home inspection so your escrow stays on track and you don't lose a buyer over unexpected repairs. (paid by David)



### Booking an appointment with me is easy

1. Go to [www.listedbydavid.com](http://www.listedbydavid.com)
2. Call 858.215.3512
3. Scan for a meeting

## Sick of your



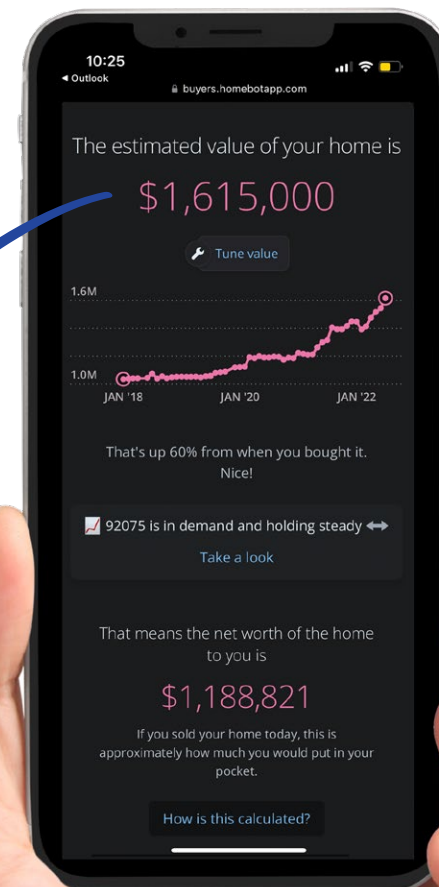
## GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



**SCAN THIS  
QR CODE NOW**  
For Your Instant Home  
Value Estimate.



With your phone's camera scan  
the code above.





92123 DAY CELEBRATION - NO.2

BRING BLANKET & LAWN CHAIRS

VISIT THE PHOTO & MEMORABILIA TENT

**ZIPCODE**  
**92123**

TAX DEDUCTIBLE DONATIONS  
@SERRAMESA.ORG

VOLUNTEERS NEEDED FOR  
2 HOUR SHIFTS



**SATURDAY,  
SEPT, 16TH  
10AM-4PM**

FOLLOW 92123 DAY PAGE ON FB FOR UPDATES

9020 VILLAGE GLEN DRIVE 92123  
FREE FAMILY EVENT



# USPS DATE MEETS ZIP



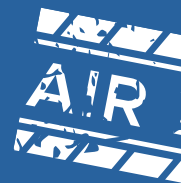
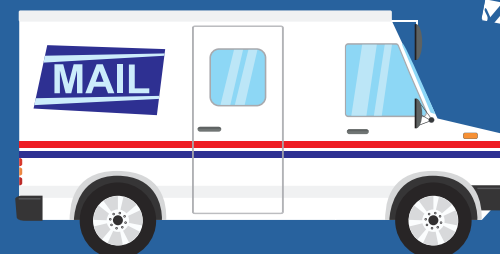
**Thursday, September 21  
from 10am-3pm**

Serra Mesa Post Office 3223 Greyling Dr,  
San Diego, CA 92123

**11 Local Businesses and Organizations**

**Special pictorial cancellation envelopes  
(92123/9-21-23) available for sale**

**Food Truck!!**







**92123**  
**BLOCK PARTY**  
4PM TO 10PM  
9/21/23

**GREYLING DRIVE**  
between Pinecrest and  
Geraldine

Live Band, Nacho Bar,  
Hot Dogs, Chips/Snacks,  
Local Businesses, Custom  
TShirts, Fun and Games  
for the family!



## WAYS TO **CAPITALIZE** ON YOUR HOME EQUITY

**F**or many homeowners, their property represents one of their most valuable assets. As the value of real estate appreciates over time, homeowners have an opportunity to tap into the equity built in their homes to explore various financial avenues. Whether you're considering selling your current home, using your equity to purchase another property, or simply looking for ways to leverage your equity for a better financial future, there are several strategies to capitalize on your home equity effectively.

### **ENHANCE YOUR HOME'S APPEAL AND VALUE**

Making strategic improvements to your property, such as renovations and upgrades not only enhance your living experience but can also significantly increase your home's market value. Consider remodeling key areas such as the kitchen, bathrooms, or outdoor spaces to attract potential buyers and fetch a higher selling price. Focus on improvements that have broad appeal and offer a good return on investment, such as energy-efficient upgrades or enhancing curb appeal.

### **UTILIZE EQUITY TO PURCHASE YOUR DREAM HOME**

If you're looking to move into a larger or more desirable property, you can use the equity built in your current home as a down payment for your next home. Selling your current home and purchasing a new one not only allows you to capitalize on the eq-

uity you've accumulated but also offers the opportunity to upgrade your living situation. By leveraging your home equity, you can make a larger down payment, secure better mortgage terms, and potentially reduce your monthly payments.

### **INVEST IN REAL ESTATE**

Using your home equity to purchase an investment property can open up a new stream of income. By buying another property and renting it out, you can generate rental income that helps offset your mortgage payments and builds wealth over time. Ensure you have a thorough understanding of landlord responsibilities and local rental regulations before venturing into this endeavor.

### **FLEXIBLE FINANCING FOR VARIOUS NEEDS**

A home equity line of credit (HELOC) allows you to borrow against the equity in your home, providing a flexible financing option for various purposes. Whether you're looking to fund home improvements, educational expenses, or consolidate high-interest debts, a HELOC can provide the funds at potentially lower interest rates than other loans. However, it's important to use a HELOC responsibly, ensuring you have a solid repayment plan in place.

**If you're wanting to capitalize on your home equity, reach out to your local real estate expert today!**





# Coffee with David



I am inside Bear Buns Bakery every Thursday from 8:30am - 9:30am. You can find me working on my laptop at a table near the window. I would love to chat with you about Serra Mesa, the local community and how we can improve it, or answer any of your real estate related questions.



**What:** Coffee w/ David

**When:** Thursday 8:30-9:30am

**Where:** Bear Buns Bakery  
3251 Greyling Dr



**David Hussain**

Call or text: 858.215.3512  
David@ListedbyDavid.com  
Community92123.com

**Coffee and Pastry is my treat  
if you bring this magazine with you.**



# IN ESCROW



## 5173 WALSH WAY

**4 BED | 2.5 BATH | 2,093 SF | \$1,499,000**

Welcome to an extraordinary opportunity to own a fully renovated contemporary residence in The College View Estates. This home has been thoughtfully curated by San Diego-based interior design company. Upon entering the residence you'll be captivated by the chic design and the open-concept floor plan that effortlessly

flows through multiple living spaces. Indoor/ outdoor living optimized with an expansive outdoor deck overlooking the San Diego Canyon, making the home feel like your own private oasis. The residence at 5173 Walsh Way epitomizes luxury with its remarkable features and attention to detail. You don't want to miss this one!







# Fun in the Sun Water Parks

## **KNOTT'S SOAK CITY**

8200 Beach Blvd,  
Buena Park, CA 90620

## **THE WAVE WATER PARK**

101 Wave Drive,  
Vista, CA 92083

## **SIX FLAGS HURRICANE HARBOR**

1950 Waterworld Pkwy,  
Concord, CA 94520

## **DRY TOWN WATER PARK**

3850-B E Ave S,  
Palmdale, CA 93550

## **SESAME PLACE SAN DIEGO**

2052 Entertainment Cir,  
Chula Vista, CA 91911

## **GREAT WOLF LODGE WATER PARK**

12681 Harbor Blvd,  
Garden Grove, CA 92840

## **LEGOLAND WATER PARK**

1 Legoland Drive,  
Carlsbad, CA 92008



# IN ESCROW



## 8457 HARWELL DRIVE

### 4 BED | 3 BATH | 1,952 SF | \$1,199,000

Welcome to 8457 Harwell Dr, an exquisite example of Midcentury Modern architecture nestled in the heart of San Diego, CA 92119. This fully-remodeled gem features soaring ceilings, creating a bright, airy atmosphere that pairs perfectly with the stunning bi-fold

doors in both the living space and master bedroom. Each opens up to an inviting outdoor oasis, replete with a sparkling pool, truly blurring the lines between indoor and outdoor living. The heart of this home, the kitchen, boasts sleek, tucked-away

Miele appliances complemented by inlaid LED accent lighting, offering a blend of style and sophistication. Luxurious details abound, such as the converted garage, now a cozy 1 bedroom, 1 bath accessory dwelling unit (ADU), providing the perfect

space for guests or potential rental income. Experience the quintessence of San Diego living with this remarkable residence. Your dream home is waiting for you, come see it today before its gone!





## 92123 Business Spotlight



Nestled in the heart of Kearny Mesa, San Diego, Finjan Coffee is a charming, culturally rich coffee shop that promises an experience that extends beyond a regular caffeine fix. Known for its fusion of Californian vibes and Middle Eastern influences, Finjan Coffee offers patrons craft coffees, flavorful Arab-influenced teas, and most notably, Turkish coffee, traditionally brewed in a sand pit.

This unique Turkish coffee preparation involves brewing the coffee in heated sand, creating a rich, thick, and flavorful cup that transports you straight to the streets of Istanbul. Alongside the beverages, patrons can also enjoy Middle Eastern inspired pastries and light bites, providing a truly immersive cultural experience.

Not just another local coffee shop, Finjan Coffee bridges cultures, serving as a hub where locals and visitors can learn about and enjoy diverse coffee and tea traditions. With each cup, Finjan Coffee offers a sip of the world, right in the heart of San Diego.

Owners, Moody and Osama originally opened Tahini, a popular local eatery serving Shawarma. Through the hard work that is opening and running a restaurant, they found comfort in the fuel that kept them going, coffee. They have now curated a menu of their favorite drinks & bites with influences from their heritage.

Finjan is located next to Tahini on Clairemont Mesa Blvd and is open 7 days a week.

**Finjān**  
COFFEE CO.

**Contact information:**

9119 Clairemont Mesa Blvd G,  
San Diego, CA 92123  
Monday - Sunday 8am - 5pm  
(858) 355-9619  
finjanco.com  
instagram: @finjanco



# ESSENTIAL PICNIC EQUIPMENT



Picnics are a wonderful way to enjoy the great outdoors, soak up some sunshine, and savor delicious food in a relaxed setting. Whether you're planning a romantic outing, a family gathering, or a fun day with friends, having the right equipment ensures a successful and enjoyable picnic experience. From comfortable seating options to essential tools for food preparation and storage, here's a list of must-have picnic equipment to make your outdoor dining experience a breeze.

**PICNIC BASKET OR COOLER** A sturdy picnic basket or insulated cooler is essential for transporting and storing food and beverages. Look for one with enough space and compartments to accommodate your picnic essentials.

**PICNIC BLANKET** A comfortable and waterproof picnic blanket provides a cozy seating area and protects you from damp ground. Opt for a spacious one that is easy to fold and carry.

**PORTABLE CHAIRS** If you prefer a more elevated seating option, lightweight and foldable chairs are a great addition to your picnic gear. Look for ones with shoulder straps for easy transportation.

**UTENSILS AND TABLEWARE** Pack a set of reusable plates, bowls, glasses, and cutlery. Opt for durable and lightweight materials like melamine or bamboo to minimize the risk of

breakage. Also, don't forget a knife, serving spoon, tongs, and a cutting board for preparing and serving food.

**NAPKINS AND PAPER TOWELS** Don't forget to bring an ample supply of napkins and paper towels for cleaning up spills and keeping hands tidy.

**FOOD CONTAINERS AND ZIPLOCK BAGS** Bring a variety of airtight food containers and resealable bags to store and organize your picnic menu, including snacks, sandwiches, salads, and other perishable items.

**PORTABLE GRILL OR STOVE (OPTIONAL)** If you plan on grilling or cooking at the picnic site, a portable grill or stove will come in handy. Ensure safety by following proper guidelines and regulations for open flames in picnic areas.

**PICNIC ACCESSORIES** Consider bringing additional picnic accessories like a corkscrew or bottle opener, a picnic umbrella for shade, insect repellent, sunscreen, and a trash bag for easy cleanup.

Remember to check the regulations of your picnic location regarding open flames, disposable waste, and any restrictions on glass containers or alcohol consumption. With the right picnic equipment, you can create lasting memories while enjoying good food and beautiful surroundings.





# SPRITZ

*elderflower*

## COCKTAIL



- St. Germain elderflower liqueur
- Freshly squeezed lemon juice

In a wine glass, add a shot of St. Germain elderflower liqueur, freshly squeezed lemon juice, and a handful or two of ice.

Pour in your favorite type of sparkling white wine, such as California sparkling wine, cava, prosecco, or Champagne.

Add a splash of club soda on top of the sparkling wine layer, and gently stir the mixture to combine.

- Sparkling white wine
- Club soda
- Lemon wheel or lemon twist for garnish

For the perfect finishing touch, garnish the rim of the glass with a lemon wheel or a lemon twist.

There you have it! The Refreshing Elderflower Spritz is ready to be enjoyed. Cheers!

# FIZZ

*elderflower*

## MOCKTAIL



- Elderflower cordial
- Sparkling water
- Optional: Apple juice
- Fresh sprig of rosemary
- Fruit (pomegranate or berries work great)

Start by slapping or 'smacking' the rosemary against your palm. This helps release its fragrant oils, enhancing the drink's flavor.

Grab a glass and fill it halfway with ice.

Pour in the elderflower cordial, and if desired, add a splash of apple juice for an extra flavor boost.

Top it off with sparkling water, giving it a gentle stir to mix the ingredients together.

Add the fresh sprig of rosemary and some fruit, such as pomegranate seeds or berries, to garnish.

Serve immediately and enjoy the refreshing goodness of the Elderflower Fizz Mocktail!

There you have it—a simple, flavorful mocktail that will impress your guests. Cheers to a fantastic summer gathering!






# Classic Fruit Tart

Indulge in a timeless fruit tart boasting a buttery shortbread crust, a luscious vanilla custard, and an abundance of fresh fruit!

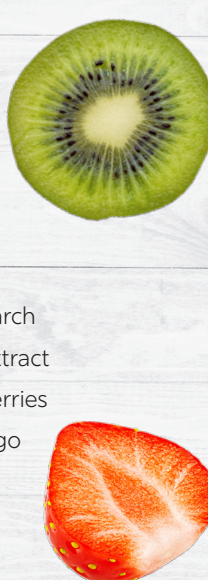


## - Ingredients -

### Sweet Tart Dough

- 
- ½ cup unsalted butter (room temperature)
  - 1/3 cup sugar
  - 1 ¼ cup all-purpose flour
  - 1 egg yolk
  - ¼ teaspoon salt
  - Nonstick cooking spray

### Filling/Toppings

- 
- 2 cups whole milk
  - ½ cup sugar
  - 1 large egg
  - 2 large egg yolks
  - 3 tablespoons cornstarch
  - 2 teaspoons vanilla extract
  - 4 cups fresh mixed berries
  - 1 sliced kiwi and mango
  - ¼ cup apricot jam



## - Directions -

### Sweet Tart Dough

1) Using a stand mixer with a paddle attachment, beat the butter, sugar, and salt until creamy. Scrape the bowl's sides, add flour, and mix until incorporated. The mixture will resemble wet, clumpy sand. Add the egg yolk and mix until evenly combined and the dough clumps together. Knead the dough lightly in the bowl, then shape it into a 6-inch disk, wrap tightly in plastic, and refrigerate for at least 30 minutes (or up to 5 days).

2) Lightly coat a 9.5-inch tart pan with a removable bottom or a 9-inch pie shell with cooking spray and flour. Place the chilled dough in the pan.

Press pieces of dough against the sides to make them about ¼-inch thick and slightly above the rim (trim later). Use your hand to evenly press the remaining dough into the pan's bottom. Ensure there are no seams and press firmly at the corners. Trim the dough's top edge with a paring knife to align with the pan's rim. Cover with plastic wrap and freeze for at least 30 minutes to chill.

3) Preheat oven to 230 degrees Fahrenheit and position rack in the middle of oven.

4) Place chilled tart shell dough on baking sheet and bake for 25 minutes or until golden brown. Let cool to room temperature on a wire rack.




### Filling/Toppings

1) Heat the milk in a medium pot until it boils. Remove from heat. In a heat-proof mixing bowl, whisk together sugar, egg, egg yolks, and cornstarch until smooth and lightened (about 2 minutes). Gradually whisk a quarter of the hot milk into the egg mixture (tempering). Pour the tempered mixture back into the pot with the remaining milk and whisk to combine. Return the pot to medium heat and cook, whisking constantly, until the pastry cream thickens (about 2 minutes). Stir in butter and vanilla and cook for an additional minute. The cream should have a thick consistency. Transfer the cream to a shallow bowl, cover with

plastic wrap pressed directly onto the surface, and chill for a few hours until cold (or up to 2 days).

2) Transfer the tart shell to a serving platter and remove the tart ring. Whisk the chilled pastry cream until smooth and spread it evenly in the shell using an offset spatula. Arrange fruit generously in your desired design on top of the cream. Heat the apricot jam with 1 tablespoon of water in a small saucepan over medium heat, whisking, until thin. Strain the jam if necessary, then lightly brush the fruit with a thin layer of apricot glaze using a pastry brush. Chill until ready to serve!





# Join The Neighborhood Facebook Group!

Stay up to date with local activities, community news, local businesses to support and get to know your neighbors!

Or search

"Community 92123" in Facebook Groups



SCAN ME

COMMUNITY 92123

28 community92123.com

## Neighbors!

What do **YOU** want to see more of in our community?  
What do **YOU** want to see more of in this magazine?

Have a business, organization, or person you'd like featured in this magazine?

**Contact David Hussain**

Call or Text: 858-215-3512

David@ListedbyDavid.com



You can also meet David at his Local Coffee hours every Thursday morning inside Bear Buns Bakery from 8:30 am - 9:30 am.

community92123.com 29



# JUST SOLD

**SOLD**



## 4874 BOISE AVENUE

**4 BED | 2 BATH | 1,607 SF | \$1,198,000**

Midcentury meets modern with this newly remodeled Clairemont home. Located in the bullseye of San Diego, this gorgeous single family home is ready for you and your family. As you approach the home, hedges over 9ft provide a private and tranquil front yard as well as privacy for the main home. As you enter the private courtyard you'll notice a clear passage into your over-sized backyard with multiple entertaining areas. Opening your custom door and enjoy an open concept design where kitchen, dining, and living intersect to provide a light and airy lifestyle. Your kitchen is updated with custom cabinetry, new appliances, a ton of storage, all centered around a oversized kitchen island. Exposed beams provide

a tasteful architectural design element while high ceilings give your great room and even bigger feeling. A private master retreat and ensuite with soaking tub are a few steps away. Bedrooms are located on either side of the home offering privacy from the living areas. A flexible use laundry room and workshop provide separation from the living area. The beauty of this home can only be understood in person, so book an appointment before it's gone!





**THE NEIGHBORHOOD  
CONNECTION**

David Hussain

PRSRT STD  
US Postage PAID  
Long Beach, CA  
PERMIT NO.2336

## **David Hussain, Publisher & Real Estate Pro**

**Community 92123 is a labor of love and an effort I have personally put together in an effort to help connect neighbors, businesses, and organizations here in 92123. My goal was and always will be that our community uses this magazine and brand, as a medium where we can all connect and get to know one another.**

**The magazine and events are completely self funded and produced. If you appreciate our mission, please don't hesitate to reach out to us or refer us to your friends and family for our Real Estate Services.**

**Warmly,**

**David Hussain**

858.215.3512

David@listedbydavid.com

www.community92123.com

**real**

Real Broker

