

Serra Mesa | Mission Village | Stonecrest

Community 92123

June 2023



Tricia

Arriahnah

Ashley

Cyndi

Charlee

Casey

Natalie

**Blonden
Salon**

Page 20

**Food Truck Friday
Every 3rd Friday Mar-Sept**

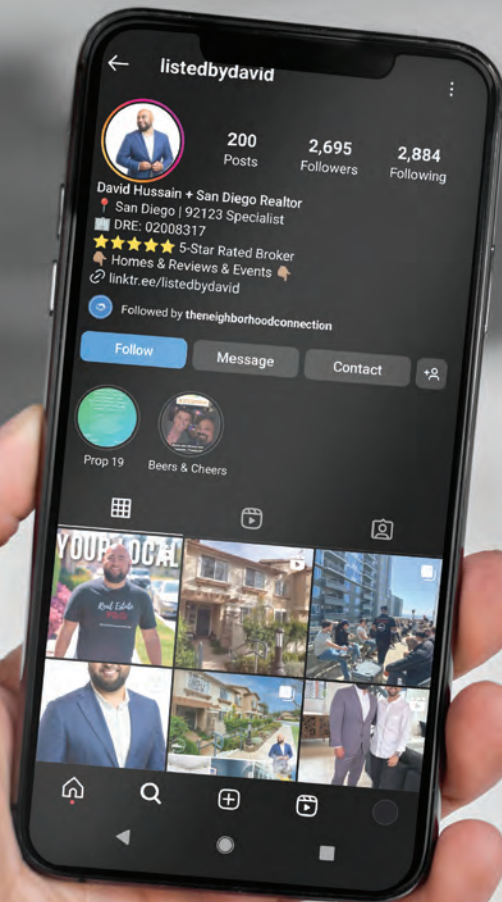
Page 4



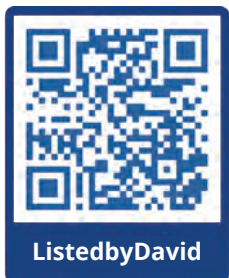
DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM



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Website: community92123.com

Dear Neighbors, Friends and Clients,



With the arrival of summer, not only do we have the opportunity to enjoy the fantastic weather and vibrant atmosphere that San Diego offers, but it also presents a favorable time to consider buying or selling your home. As the school year comes to a close, families often take this time to make important housing decisions, whether it's finding a new home or putting their current one on the market.

San Diego's thriving real estate market continues to provide promising opportunities. Whether you're looking for a spacious family home, a beachside retreat, or an investment property, there are options available to suit your needs.

As your dedicated real estate agent, I am here to guide you every step of the way. I have the expertise and knowledge to ensure a smooth and successful transaction. From determining the optimal listing price to conducting thorough market research, negotiating offers, and managing the paperwork, I will handle the details while keeping your best interests at heart.

If you or someone you know is thinking about buying or selling, please don't hesitate to reach out. I am more than happy to provide a complimentary market analysis or discuss any real estate questions you may have.

Let's make the most of this beautiful season in San Diego and seize the opportunities it presents in the real estate market. Wishing you and your loved ones a joyful and memorable summer filled with warm moments, adventures, and exciting new beginnings.

Warmly,

David Hussain

858-215-3512

**Thursday Morning
Coffee w/ David
Bear Buns Bakery**
8:30am - 9:30am
(Every Thursday Morning)

See Page 12 for details



Food Truck Friday
June 16th
4:00-7:00pm
Murray Ridge Park
(2559 Escondido Ave, 92123)
(Bring Blankets & Chairs)
A new cuisine every 3rd
Friday of the month.



**Shop Serra Mesa
Mamas Market Day**
Saturday June 17th
10:00am - 3:00pm
Mesa Church San Diego
9320 Success Ave,
San Diego, CA 92123

All are welcome!



**Find out about
Local Community
92123 events:**

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SCAN ME



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
2. Call 858.215.3512
3. Scan for a meeting

Sick of your



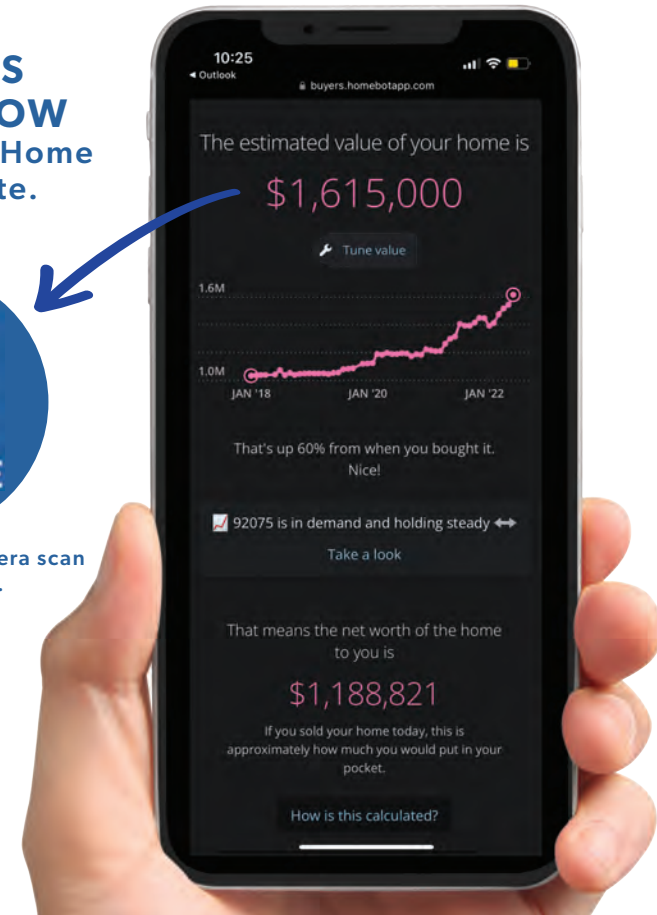
GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



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CELEBRATING JUNETEENTH

Juneteenth, also known as Freedom Day, is a holiday celebrated annually on June 19th.

It commemorates the day in 1865 when enslaved African Americans in Galveston, Texas, were informed that they were free, two and a half years after the Emancipation Proclamation had been signed. The importance of Juneteenth lies in its representation of the end of slavery in the United States and the beginning of a new era of freedom and civil rights. It's a reminder of the continued struggle for equal rights and justice that continues to this day.

Juneteenth is a time to celebrate their resilience and strength in the face of oppression, and to honor their struggle for justice and equality. It has been recognized as an official state holiday in many states, and there is a growing movement to make it a federal holiday. There are many ways to celebrate Juneteenth, and it is a time for community and reflection. Some people attend parades and festivals, while others organize barbecues and family gatherings. It is also a time for learning and education, as many organizations and communities host events and discussions about the history and significance of Juneteenth.

Another way to celebrate is by supporting Black-owned businesses and organizations, and by donating to causes that promote racial justice and equality. This can help to build a stronger and more equitable community, and to continue the fight for freedom and justice that Juneteenth represents.

By learning, celebrating, and supporting one another, we can honor the legacy of Juneteenth and work towards a more just and equitable society.



Flag Day is observed in the United States on June 14th each year.

It is a day to honor and commemorate the adoption of the American flag, which took place on June 14, 1777, by the Second Continental Congress during the American Revolutionary War. The flag, known as the Stars and Stripes, consists of 13 alternating red and white stripes representing the 13 original colonies, and a blue field with 50 white, five-pointed stars representing the 50 states of the United States.

Flag Day is celebrated across the United States with various events and activities that promote patriotism and respect for the flag. Many people display the American flag at their homes and businesses, and schools often hold flag-raising ceremonies and educational programs about the history and symbolism of the flag. Some communities also organize parades, concerts, and other patriotic events to mark the occasion.

The origins of Flag Day can be traced back to the 19th century, when various individuals and organizations advocated for a day to honor the American flag. The idea gained traction over time, and in 1916, President Woodrow Wilson issued a proclamation establishing June 14th as Flag Day. However, it was not until 1949 that Flag Day was officially designated as a national observance by an Act of Congress signed into law by President Harry S. Truman. Today, Flag Day serves as a reminder of the importance of the American flag as a symbol of freedom, unity, and national pride.

FLAG DAY

JUST SOLD



102 VIA CORONADO

3 BED | 2.5 BATH | \$1,250,000

Don't miss out on the opportunity to own the best entry point home for sale in Rancho Santa Fe! This turn-key home has undergone a full remodel in 2022. Located near the popular Morgan's Run Golf and Tennis Club this home offers an incredible location. The house features 2-car covered attached parking providing ample space for your vehicles. With a total of 1,610 sq ft indoors, plus an extra 650 sq ft in the front courtyard and another 240 sq ft in the back courtyard, this home offers plenty of space to relax and entertain. The gourmet kitchen has been remodeled with a raised marbled bar that

doubles your surface space, perfect for preparing meals and entertaining guests. The lower cabinets are all drawers with stacked upper cabinets to the new raised 9' height, providing ample storage space. The kitchen also features a full Italian tile backsplash and is equipped with a Thermador Steam/Convection Combi oven and oversized Lynx ProSear grill. The microwave drawer-style opens hands-free, or with Alexa voice. The great room is bright and open, with 6 operable French doors that seamlessly connect to the outdoor living room. The great room focal wall is anchored in floor-

to-ceiling tiles from Italy that surround the wood-burning fireplace, adding warmth and character to the space. This home has 3 bedrooms, 2 full baths, and 1 half bath. The main floor bedroom is currently used as a home office/library and has ensuite access to the main floor bath. The upstairs guest bedroom has a Murphy Bed® used as a Pilates reformer studio or future gym. The vaulted ceilings across the entire upper floor with clerestory windows bring in natural light and make the space feel open and airy. The home is also equipped with clean energy-efficient dual mini-splits by Mitsubishi for heating/cooling, and a full electrical panel replacement during the remodel. Additionally, there is an oversized garage

with attic storage, and a semi-enclosed carport space. This property is turn-key ready to move in, or to use as a second home when in town and rent out during peak Race Season or other. Owner lockouts built into upstairs remodel. CC & R's allow for minimum 30-day rentals. This Rancho Santa Fe oasis is filled with blooms, resident doves, returning monarchs, and two fountains. Steps away from the Morgan Run Country Club, which offers golf, tennis, pickleball, and social memberships, along with their lively restaurant, bar, pool, and spa. Minutes away from Del Mar Racetrack, beach walks at Del Mar and Solana Beach, and the quaint Rancho Santa Fe Village. Don't miss the opportunity to see this incredible home!

David's Local Office Hours



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**





HOW TO PRICE YOUR HOME IN TODAYS MARKET

Accurately pricing your home is crucial when putting it on the market. Set the price too high, and it may sit on the market for an extended period, causing you to miss out on potential buyers. Set it too low, and you may lose out on money that your home is worth. Properly pricing your home is a balance between setting a price that accurately reflects its value while also taking into account current market trends and buyer demand. We will explore the various factors that go into determining the right price for your home and provide tips on how to properly price it to sell.

Consult with your local real estate expert: This is an excellent way to determine the best price for your home in today's real estate market. Real estate agents have access to a wealth of information and resources that can help you determine the fair market value of your home based on factors such as location, size, and condition for your area!

Understand the local market: The real estate market can vary significantly from one neighborhood to another.

Make sure you understand the local market dynamics and how they might impact the price of your home.

Research comparable properties: Look at the prices of homes that are similar to yours in your local area. This will give you an idea of the market trends and what buyers are willing to pay.

Consider recent sales: Look at what homes have recently sold for in your area to get an idea of current market conditions.

Be realistic: It's important to be realistic about your home's value. Setting an unrealistic price can deter potential buyers and could result in your home staying on the market longer.

Ultimately, working with a local real estate expert is the best way to get an accurate and realistic estimate of your home's value and set a competitive price in today's real estate market.

If you want to earn the most for your home call your Neighborhood Real Estate Expert today to learn more!



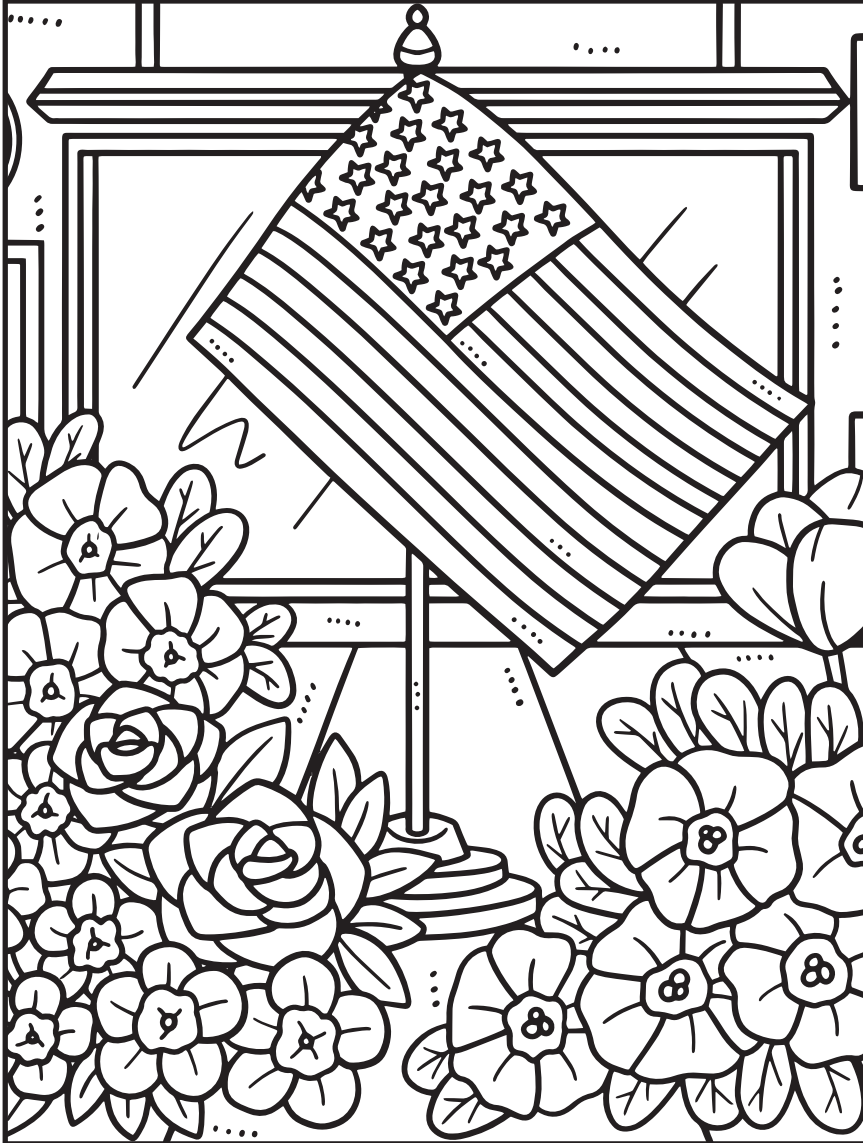
June WORD SEARCH

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| Affection | Compassionate | Father | Glory | Patriotic |
| Anniversary | Commemorate | Fireworks | Heritage | Picnic |
| Appreciation | Constitution | Flag | Holiday | Respect |
| Beloved | Countryside | Freedom | Liberty | Stripes |
| Blessings | Emotion | Gatherings | Love | Thankful |
| Camping | Faithful | Gratitude | Military | Wisdom |

June Coloring Page

For Adults And Children To Enjoy



5 Fun Things to Do in San Diego This Summer

1 Explore Balboa Park: Balboa Park is a vast urban park filled with attractions, museums, gardens, and more. Enjoy a leisurely stroll through the park's gardens, visit the renowned San Diego Zoo, explore the museums, or catch a live performance at the outdoor Spreckels Organ Pavilion.

2 Attend a Padres Baseball Game: Baseball fans can catch a game at Petco Park, home to the San Diego Padres. Experience the excitement of a live baseball game, indulge in ballpark food, and enjoy the vibrant atmosphere of the stadium.

3 Visit the USS Midway Museum: Explore the USS Midway, a decommissioned aircraft carrier turned museum. Discover the history of naval aviation through interactive exhibits, climb aboard real aircraft, and hear firsthand

accounts from the veterans who served on the ship. The museum offers a fascinating experience for all ages.

4 Take a Harbor Cruise: Enjoy a scenic harbor cruise and take in the beauty of San Diego's coastline and skyline. Choose from various boat tours that offer different experiences, including narrated tours, dinner cruises, and even whale-watching excursions during the summer months.

5 Experience the San Diego Safari Park: Located in Escondido, just north of San Diego, the San Diego Zoo Safari Park provides an immersive wildlife experience. Embark on a safari adventure to see animals roaming in vast open habitats, take a tram tour, or even opt for a thrilling zip line excursion.

These activities offer a diverse range of experiences to explore and enjoy the best of what San Diego has to offer.

FOR SALE



9747 W CANYON TERRACE 5 3 BED | 2.5 BATH | \$899,999

Looking for a stunning townhome in San Diego's coveted Stonecrest Village? Look no further than 9747 W Canyon Ter Unit 5! This beautifully remodeled Floor plan 5 townhome is located in the Saratoga Community, and has been meticulously maintained by its single owner.

As you step inside, you'll immediately be struck by the home's high ceilings and

ample natural light, making the open living area feel bright and inviting. The tastefully upgraded kitchen features stainless steel appliances, a stylish tile backsplash, and new countertops, making it a chef's dream come true. The engineered wood floors, crown molding, and recessed lights add a touch of elegance to the space.

One of the highlights of this home is

the private fenced patio, complete with stamped concrete and plenty of room for gardening. It's the perfect spot to enjoy a cup of coffee in the morning or host a summer BBQ with friends.

Upstairs, you'll find three spacious bedrooms, each with its own unique charm. The primary suite is a true oasis, featuring a large walk-in closet and ensuite bathroom with dual sinks and a shower.

But the best part? This home is located in the heart of Stonecrest Village, one of San

Diego's most desirable communities. With access to a community pool, spa, tennis courts, and clubhouse, there's always something to do. And with its convenient location near major freeways, shopping, and dining, you'll never be far from everything San Diego has to offer.

Don't miss out on the chance to make this stunning townhome your own! Contact us today to schedule a viewing.



Tricia

Arriahnah

Casey

Ashley

Natalie

Cyndi

Charlee

Open 7 days a week from 9-7pm, Blonden serves all members of the family and is excited to see you soon. Booking an appointment is easy online or over the phone.



Situated in a small shopping center at the top of Mission Village Dr, Blonden Salon has been serving 92123 for just over 1.5 years. Owner, Neighbor, and Mama, Ashley Christman sat with us for this month’s local business spotlight.

For over 22 years, Ashley has been helping her clients find their beauty through hair. This Blonden location was born out of the COVID-19 pandemic and 92123’s only full service beauty salon. Today, the team of 8 professionals at Blonden provide cuts, colors, extensions, blow-outs, styling, make-up and so much more.

We asked Ashley what her favorite thing about Blonden was, she stated, “When I first walked in, it was a empty shell of cement and no baseboards, today its a haven for people to find their beauty through hair” She went on, “But also its a fun place to be, we all have different personalities, the music, decor, the conversations, it’s always a good time here.”

What’s special about Blonden is that its located next door to the awesome Java Garden. While in the chair, coffee and pastries are a QR Code scan away from delivery. Furthermore, Blonden has unique gifts and products in their store and available online via:

Shop Blonden



Contact information:

2697 Mission Village Drive
Monday - Sunday 9am - 7pm
619-757-4080
Blondensalon.biz
@blonden_salon



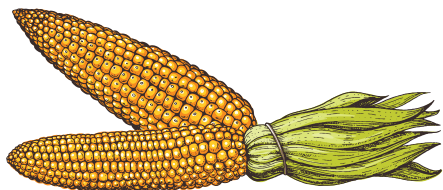
salad

5 ears of corn (husked)
1 ½ tablespoons
extra-virgin olive oil
2 teaspoons salt
¾ teaspoon pepper
2 cups cherry tomatoes
(halved)
1 medium avocado
(diced)
2 cups arugula
4 green onions
(chopped)
1 red pepper (chopped)
¼ cup cilantro

dressing

¼ cup lime juice
2 tablespoons
extra-virgin olive oil
1 tablespoon honey
1 teaspoon paprika
¾ teaspoon salt
¼ teaspoon pepper
¼ teaspoon onion
powder

Grilled Corn Salad



One

Preheat grill to about 400° Fahrenheit. Rub corn with olive oil, salt and pepper. Grill the corn for about 7 minutes, rotating every few minutes, until there is a light brown color. Remove from grill and let cool.

Two

Remove kernels from cob and place into a large mixing bowl. Add in the cherry tomatoes, avocado, arugula, green onions, bell pepper and cilantro.

Three

In a small bowl for the dressing combine the lime juice, olive oil, honey, paprika, salt, pepper and onion powder. Stir well then pour over top the salad and serve at room temperature.



S'mores Brownies

Ingredients

1 box of brownie mix
(plus ingredients from box recipe)
1 Hershey's chocolate bar
10-ounce bag of marshmallows
6 graham crackers

Instructions

1

Preheat oven to 350 degrees Fahrenheit. Prepare a 9" x 9" baking pan by spraying with cooking spray, then line the bottom with graham crackers.

2

Make brownie mix according to package instructions.

3

Chop up Hershey chocolate bar then fold in one cup of the chopped chocolate into the brownie mixture.

4

Pour brownie mixture over the top of the graham crackers and bake for about 35 minutes.

5

Remove from oven and top with marshmallows then bake for another 20 minutes or until brownies are cooked through and marshmallows are golden brown.

6

Turn oven to broil and bake for 2 minutes to achieve the toasted look.

7

Remove from oven and let cool for about 10 minutes, then serve and enjoy!





REASONS TO SELL YOUR HOME IN JUNE

community92123.com

As the weather warms up and the days get longer, June is a prime time for homeowners to consider selling their house. With school out for the summer and many families looking to move before the new school year starts, there is often increased demand in the real estate market during this time. Additionally, the spring and early summer months tend to be a time of increased economic activity, which can translate to more buyers with the financial means to make a purchase. We will explore 5 reasons why June can be a great time to sell your home and provide some tips on how to maximize your chances of success in the current real estate market.

1. OPTIMAL SELLING SEASON

June is often considered a peak season for home sales in many regions, as potential buyers may be actively looking for homes before the summer ends and the school year begins. Increased demand during this time may result in a higher selling price and

faster sale compared to other times of the year.

2. TIMING WITH SCHOOL YEAR

If you have school-age children and you want to sell your current home and buy a new one, moving in June can align with the end of the school year. This can minimize disruption to your children's education and allow them to start the new school year in a new home, potentially avoiding mid-year school changes.

3. FAVORABLE WEATHER

In many areas, June offers favorable weather conditions for house hunting and moving. With longer days and warmer temperatures, it can be more enjoyable and convenient to search for homes, schedule viewings, and complete the moving process.

4. MORE INVENTORY

During the summer months, there may be a higher inventory of homes available for sale compared to other times of the year. This can provide you with a wider selection of homes to choose from, giving you more options and potentially increasing your chances of finding a home that meets your needs and preferences.

5. TIME FOR HOME IMPROVEMENTS

If you are planning to sell your

current home and buy a new one, moving in June can provide you with time for necessary home improvements. With favorable weather, you may have the opportunity to spruce up your current home for sale or make renovations to a new home before moving in, allowing you to settle into your new home more comfortably.

Reach out to your Neighborhood Real Estate Expert today for valuable insights and guidance tailored to your specific situation.



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5-Star Mortgage Solutions AT YOUR FINGERTIPS

Your go-to solution for Home Loans. Next Level Lender is a San Diego family owned Mortgage Brokerage with over 100 5-star reviews on Google. They pride themselves on providing their clients with white-glove, end to end service. Below you can find examples of just some of the lending products available to you from the Next Level Team:

Conventional Home Loans

VA Home Loans

Home Equity Lines of Credit

Cash-out Refinancing

FHA Home Loans

Self-Employed Home Financing

Reverse Mortgages

Here's what everyone is saying about the Next Level Team:



"The Next Level Lender team helped me figure out the right options for me to reach my goals. They put together a great plan for me to be able to get the cash I needed out of my home so that I take advantage of other investments. No one else was able to help me and creatively find a solution that would work but here I am now with our loan funded and my next transaction on the way! I am so happy I was able to work with them and looking forward to working with them on all of my future transactions."

Jean Nguyen



"I am truly grateful for Shyam! He was extremely helpful during the whole house buying process! I was extremely stressed dealing with selling our current home while buying a new home for our upcoming assignment change to Cali. Shyam has been working with my husband from the start, ensuring the process went smoothly - which in turn lessened my stress, I'm happy he was able to help me and my husband get a new home!"

Jackyy Estrada



"Working with Next Level Lender was beyond my expectations. They work as a team so no one is left with unanswered questions or waiting around for answers. Their team goes above and beyond. Whenever I had a problem with something, they offered their assistance to help me out, even if it wasn't their job. All my questions were answered within literally minutes, even after hours. There is not one bad thing I can say. All I can say their customer service is amazing!!!! I definitely recommend them for lending, you won't be disappointed."

Celeste Silva



Akshay Patel

Loan Originator/CEO

www.nextlevellender.com

858.207.8436

ak@nextlevellender.com



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

COMMUNITY 92123



SCAN ME

Welcome
Serra Mesa



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.

RECENTLY SOLD

SOLD



8457 Harwell Drive, San Diego, CA 92119
\$715,000

This mid century home has lost its wonder! With decades of deferred maintenance and “creative” designing in side the home is in need of a facelift. Our client is just the buyer to bring this home back to life. We look forward to seeing how this mid century modern home will come back to life. It will be hitting the market soon, so reach out if you are interested in seeing it when it is ready! Having an experienced agent that not only sells property but also invests and knows what drives buyers to write an offer is key to success in an ever changing market. Team Purchase with David Hussain.



WHO YOU WORK WITH
MATTERS!



**THE NEIGHBORHOOD
CONNECTION**

David Hussain

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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

