

Serra Mesa | Mission Village | Stonecrest

Community 92123

May 2023



Food Truck Friday
Every 3rd Friday Mar-Sept

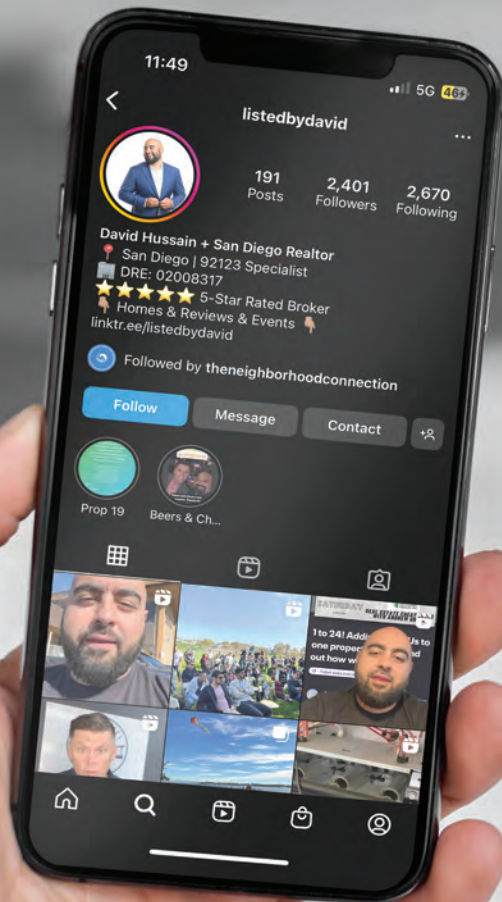
See Pg. 4



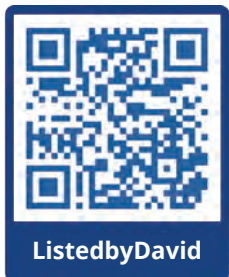
DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM



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Facebook: www.facebook.com/listedbydavid

Website: community92123.com

Dear Neighbors, Friends and Clients,



As you may know, the real estate market is constantly evolving, and the current conditions present unique opportunities for both buyers and sellers.

As your trusted and experienced real estate professional, I am well-equipped to guide you through the intricacies of the market and help you achieve your real estate goals.

Whether you are looking to buy, sell, or invest in real estate, I am committed to providing you with personalized service, expert advice, and exceptional results.

I take pride in my ability to understand my clients' needs and tailor my approach to their specific situation. With my in-depth knowledge of the local market, extensive network of contacts, and proven negotiation skills, I am confident in my ability to exceed your expectations and deliver outstanding results for you.

I would be delighted to assist you in exploring the opportunities that Serra Mesa has to offer. Whether you are looking to buy, sell, or invest in real estate, I am committed to providing you with transparent and exceptional service and expert advice to make your real estate journey a success.

Please do not hesitate to contact me for a no-obligation consultation or if you have any questions.

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

May 19th

4:00-7:00pm

Murray Ridge Park

(2559 Escondido Ave, 92123)

(Bring Blankets & Chairs)

A new cuisine every 3rd

Friday of the month.



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

Join the Community 92123
Facebook Group

Search "Community 92123"
on Facebook or Scan here:



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



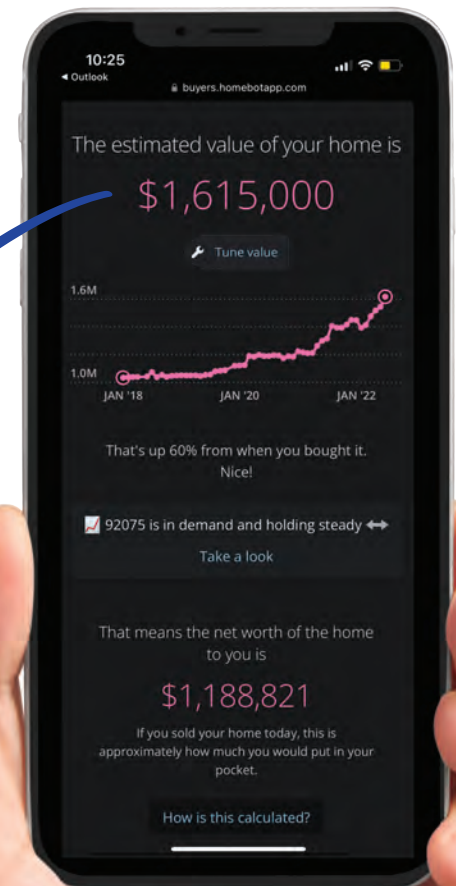
GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



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For Your Instant Home Value Estimate.



With your phone's camera scan the code above.





Facts About MEMORIAL DAY

From its earliest incarnation 150 years ago as “Decoration Day” to its modern-day observances, check out some facts about the history of Memorial Day.

While the first commemorative Memorial Day events weren’t held in the United States until the late 19th century, the practice of honoring those who have fallen in battle dates back thousands of years. The ancient Greeks and Romans held annual days of remembrance for loved ones (including soldiers) each year, festooning their graves with flowers and holding public festivals and feasts in their honor.

In May 1868, General John A. Logan, the commander-in-chief of the Union veterans’ group known as the Grand Army of the Republic, issued a decree that May 30 should become a nationwide day of commemoration for the more than 620,000 soldiers killed in the recently ended Civil War. It didn’t become a federal holiday until 1971.

Although the term Memorial Day was used beginning in the 1880s, the holiday was officially known as Decoration Day for more than a century, when it was changed by federal law. Four years later, the

Uniform Monday Holiday Act of 1968 finally went into effect, moving Memorial Day from its traditional observance on May 30 (regardless of the day of the week), to a set day—the last Monday in May.

Despite the increasing celebration of the holiday as a summer rite of passage, there are some formal rituals still on the books: The American flag should be hung at half-staff until noon on Memorial Day, then raised to the top of the staff. And since 2000, when the U.S. Congress passed legislation, all Americans are encouraged to pause for a National Moment of Remembrance at 3 p.m. local time. The federal government has also used the holiday to honor non-veterans—the Lincoln Memorial was dedicated on Memorial Day 1922. And, while its origins have little to do with fallen soldiers, the Indianapolis 500 has certainly become a Memorial Day tradition of its own—this year marks the 107th time the race will be run to coincide with the holiday.



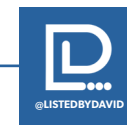
RECENTLY SOLD

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!

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.



@LISTEDBYDAVID



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**



Sudoku

3	1	6						
			8					7
			4		5			
	7		1				3	9
1	2			5			4	6
9	5				7		1	
			5		1			
5					9			
						4	6	5

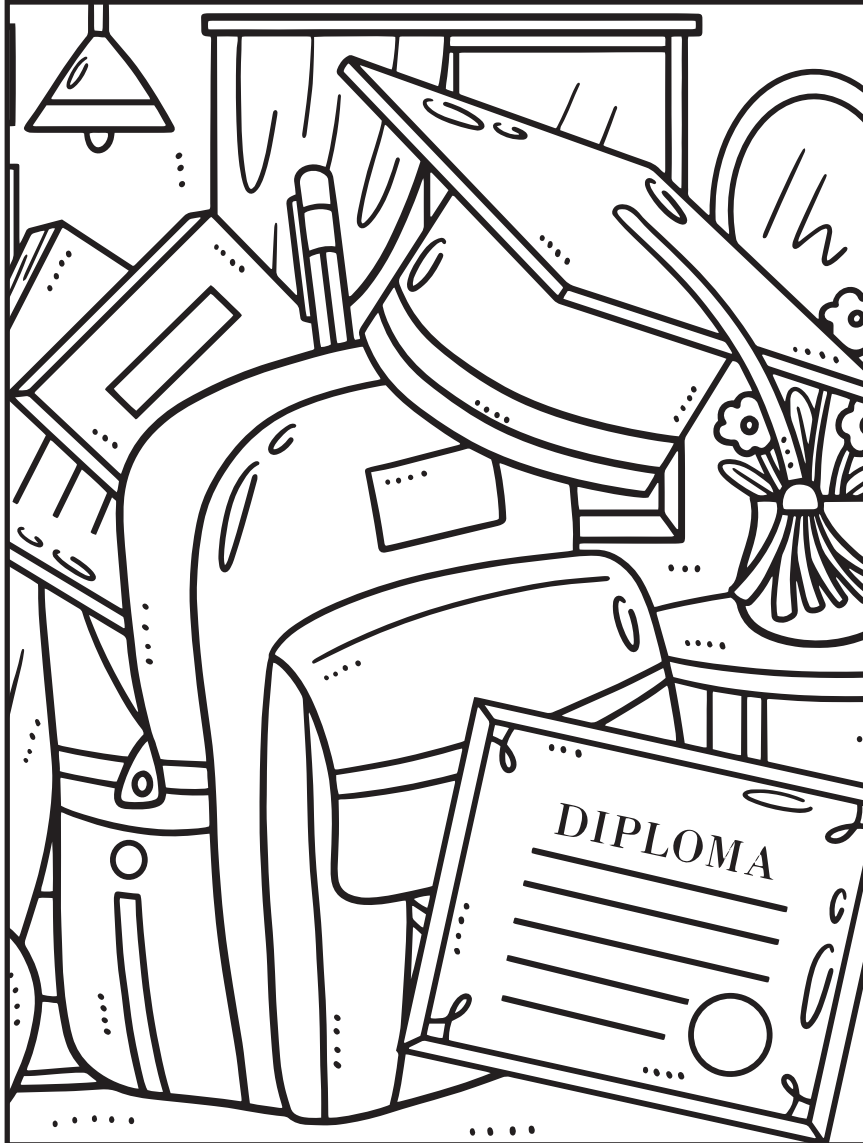
WORD SEARCH MAY

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Admiration	Celebrate	Exams	Hero	School
Adore	Ceremony	Family	Kindness	Student
Alumni	College	Fireworks	Memorial	Tenderness
Anthem	Congratulations	Flag	Motherhood	Tribute
Beloved	Diploma	Gathering	Patriotic	University
Blessings	Emotion	Graduate	Salute	Valor

May Coloring Page

For Adults And Children To Enjoy



Tierrasanta is known for its picturesque setting and desirable location, offering residents a unique blend of natural beauty and modern conveniences. Here are a few reasons why May is a great month to live in Tierrasanta:

1 Perfect Weather: May marks the beginning of San Diego's famous mild and sunny weather. With average temperatures ranging from the mid-60s to mid-70s, May offers pleasant and comfortable outdoor living conditions. It's the perfect time to enjoy Tierrasanta's parks, hiking trails, and other outdoor recreational activities.

2 Blooming Nature: In May, Tierrasanta comes alive with colorful blooms and lush greenery. The community's parks and open spaces are in full bloom, creating a stunning natural backdrop for residents to enjoy.

3 Community Events: May is a month filled with community events in Tierrasanta. From local festivals and farmers markets to outdoor concerts and

neighborhood gatherings, there are plenty of opportunities for residents to connect, socialize, and enjoy the vibrant community spirit of Tierrasanta.

4 School Break: May often marks the end of the school year, providing families with an ideal time to move or settle into a new home in Tierrasanta before the summer break. The community boasts excellent schools, including Tierrasanta Elementary School and De Portola Middle School, making it an attractive destination for families with children.

5 Real Estate Opportunities: May can be an advantageous time for real estate transactions in Tierrasanta. With the spring season in full swing, the real estate market tends to be active, offering potential buyers and sellers a favorable market environment.

As a local real estate expert, I am well-equipped to assist you in navigating the Tierrasanta real estate market and help you make informed decisions.

I would be delighted to assist you in exploring the opportunities that Tierrasanta has to offer. Whether you are looking to buy, sell, or invest in real estate, I am committed to providing you with exceptional service and expert advice to make your real estate journey a success.



MAY

IS A GREAT TIME TO SELL

Spring has always been a popular season for home sales in the US and this holds true in 2023. With rising home values and stable interest rates, sellers should continue to expect multiple offers and quick sales.

May is considered the best time to sell as the transition from Spring to Summer usually sees an increased number of quick home sales. One of the advantages of this time of year is the weather is perfect for open houses. With people more willing to go out and view properties this time of year is perfect for sellers. For families with children, Summer is the ideal time to purchase a new home to avoid any school year disruptions.

For those who tend to enjoy their Summer months on vacation, getting any home buying needs met before traveling is a necessity. Another reason why there are usually more buyers in the market in May is due to many people receiving their tax refunds and are able to afford a down payment when they may not otherwise be able to. As a seller, you should make sure that you're 100% ready to sell before entering your home on the market. If the cost of your home has become too much, if you're needing to downsize, or you simply want to earn the most for your home then this is the perfect time to sell!

Even if the season is advantageous, reach out to your Neighborhood Real Estate Expert today to learn more about your local market condition.

strawberry shortcake

This light and bright dessert is a refreshing way to jump in to warmer weather with fresh berries and lemony biscuits.



ingredients

- ¾ c medium-grind cornmeal
- 2 cs all-purpose flour
- ⅓ c granulated sugar
- ¾ tsp salt
- 2 ½ tsp baking powder
- ½ c hardened coconut oil
- 2 tbsp lemon juice
- 2 tbsp lemon zest
- 2 beaten eggs
- ¼ c almond milk
- 3 cs sliced strawberries
- 2 cs whipped cream

instructions

- 1 In a medium bowl, combine cornmeal, flour, sugar, salt, and baking powder.
- 2 Take the hardened coconut oil and cut it into small pieces. Then, using your hands, work coconut oil into the flour mixture until it resembles coarse sand. Add in the lemon juice, lemon zest, eggs, and milk until just combined and the dough is moist and pliable.
- 3 Lightly flour a piece of parchment paper then place dough onto it. Pat and shape dough into a ½ inch thick rectangle. Fold the dough into thirds, then pat or roll again until 1 inch thick. Freeze for about 20 minutes.
- 4 While dough is in the freezer, preheat oven to 400 degrees Fahrenheit and line a baking sheet with parchment paper.
- 5 Remove dough from freezer and use a 2 ½ inch round biscuit cutter to cut out 4 biscuits. Reroll the scraps and continue using the round biscuit cutter to cut 8, 1-inch-thick biscuits.
- 6 Place biscuits on lined baking sheet. Brush with a little almond milk and sprinkle with some granulated sugar.
- 7 Bake for 16–18 minutes or until golden brown around the edges.
- 8 Finally, assemble the strawberry shortcakes by staking with the thicker biscuit, whipped cream, strawberries, then the thinner biscuit and more strawberries and whipped cream, if desired.



SALTED STRAWBERRY DAIQUIRI



DRINK INGREDIENTS

- 1 ½ oz white rum
- ½ oz Aperitivo Cappelletti
- ¾ oz lime juice
- Salt
- Strawberry

SYRUP INGREDIENTS

- 8 oz strawberries
- 1 cup sugar
- 2 cups water

FOR THE SYRUP

1. Begin by hulling the strawberries then halving.
2. Bring strawberries and 2 cups of water to a simmer over medium-high heat in a large saucepan.
3. Reduce heat and partially cover. Let simmer while occasionally swirling for about 15–20 minutes, until strawberries are softened and have lost most of their color.
4. Strain juice into a small saucepan, pressing on the berries to extract as much liquid as possible (about one cup).
5. Add sugar to the liquid in the small saucepan and return to a simmer. Remove from heat and stir until sugar is dissolved.
6. Let mixture cool, then cover and chill until cold, for at least one hour. This can be stored in the fridge for up to two weeks.

FOR THE DRINK

1. Begin making the cocktail by combining white rum, Cappelletti, lime juice, ½ oz of the strawberry syrup and a pinch of salt in a cocktail shaker. Add about 5 ice cubes, cover, and vigorously shake for about 20 seconds or until outside of shaker is very cold to touch. Double strain into a cocktail glass and garnish with a strawberry.





Access Home Equity

Looking to access the equity in your home but feeling overwhelmed by skyrocketing mortgage rates?

Don't worry, we've got you covered! As a homeowner with substantial equity, you have a variety of options available to meet your financial needs. Before turning your home into a piggy bank, however, it's important to explore all your options and consider the pros and cons of each.

One option is a Home Equity Line of Credit (HELOC), which can act as a quasi-emergency fund for unexpected expenses or temporary cash flow crunches. While HELOCs can be flexible, they can also be costly if not used wisely. On the other hand, a Home Equity Loan may be a great option for larger expenses such as remodeling, a new roof, or a new HVAC system.

Looking for ways to turn your home into an income stream?

Consider renting it out to tenants or turning it into a vacation rental with sites like Airbnb, Vrbo, or misterb&b. While these options can be lucrative, it's important to do your homework before making any decisions.

Lastly, you can always sell your home to access your equity. This can be a great option for those looking to move in retirement or taking a job in another city. Just remember to factor in taxes when selling your home.

No matter which option you choose, it's important to work with a fiduciary financial planner to make sure you stay on track with your financial goals. So take a deep breath, explore your options, and take control of your financial future today!



Brought to you by:



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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.

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.

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!



**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

