

Serra Mesa | Mission Village | Stonecrest

# Community 92123

October 2023

## Community Spotlight: Holly Fuller: The Heartbeat of 92123

*Pages 20-21*

**Serra Mesa Events:**  
**Free Pet Photo Day** Pg 10  
**Fall Festival** Pg 11



**DAVID HUSSAIN**  
858.215.3512  
[COMMUNITY92123.COM](https://www.COMMUNITY92123.COM)

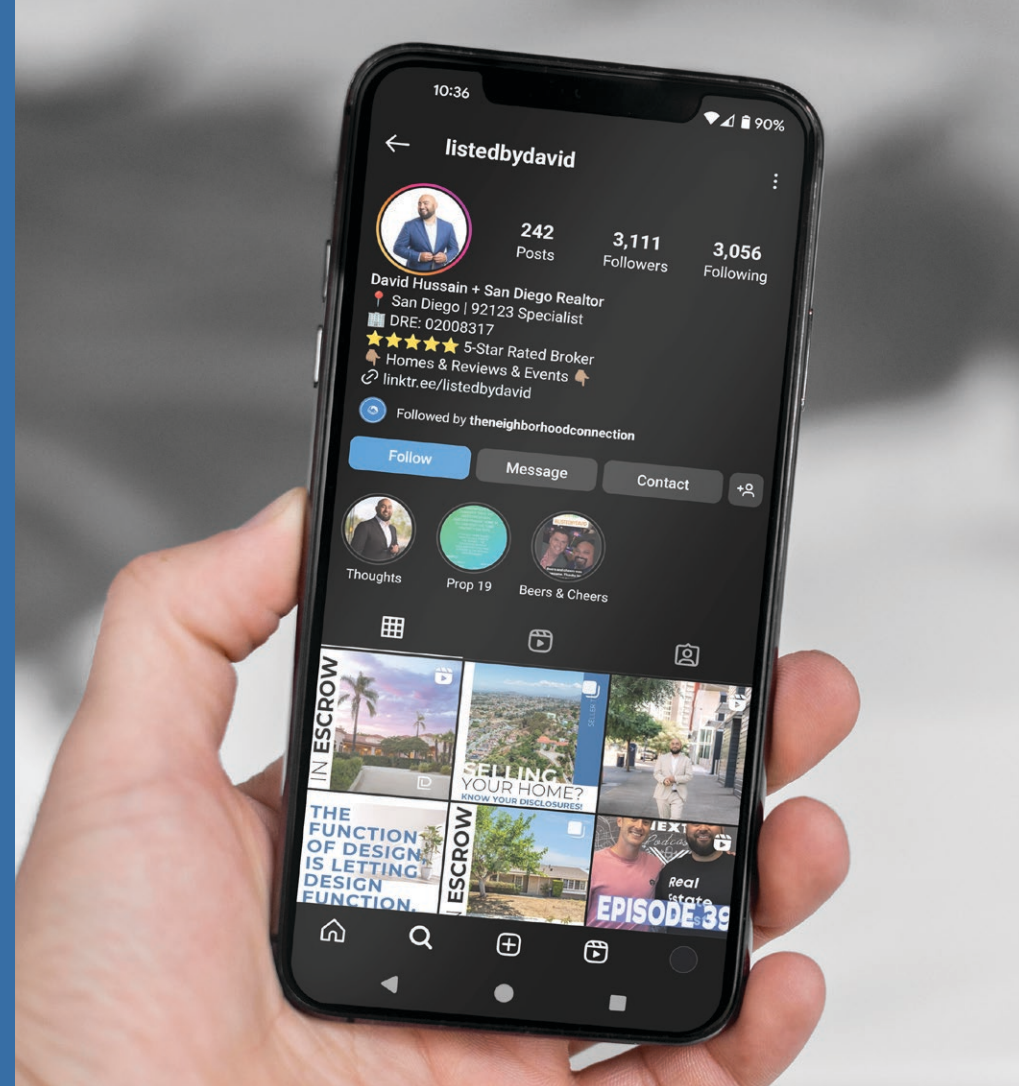


# David Hussain's Local Market Update

## 30 Day Activity Current Market Report | September 2023

STATUS	FULL ADDRESS	BEDS TOTAL	BATH TOTALS	EST SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
SOLD	2329 Thames Ct	4	3	1,700	24	\$1,149,500	\$1,150,000
SOLD	8551 Onalaska Ave	4	3	1,634	21	\$1,050,000	\$1,050,000
SOLD	2802 Melbourne Dr	3	2	1,000	0	\$850,000	\$850,000
PENDING	3474 Angwin Dr	8	6	2,262	57	\$1,149,000	
PENDING	2662 Harcourt Dr	3	2	1,200	5	\$799,900	
PENDING	2734 Mission Village Dr	3	2	1,096	9	\$849,900	
PENDING	2435 Galahad Rd	3	2	1,909	50	\$998,000	
PENDING	2021 Cardinal Dr	4	2	1,600	10	\$1,099,900	
PENDING	2687 Chauncey Dr	3	2	1,316	12	\$825,000	
PENDING	9564 Ronda Ave	4	2	2,033	13	\$999,000	
PENDING	2859 West Canyon Ave	3	3	1,679	3	\$989,000	
PENDING	8612 Pinecrest Ave	3	2	1,134	0	\$720,000 - \$750,000	

Listing taken from SDMLS since 9/18/2023 and may represent listings from other brokerages. Information is deemed reliable but not guaranteed.



Scan to follow  
along on Instagram



## Let's Stay Connected

Instagram: @listedbydavid

Facebook: www.facebook.com/listedbydavid

Website: community92123.com



# October

## WORD SEARCH

l t n g n i v i g s k n a h t c  
y v l u w e a t h e r y r o n u  
m l t o u e i h o i w l k s n s  
w s i s e e c s r r n l l q a a  
c p u m p k i n s r c i a u t x  
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s i r a i n c o a t s e v r a h  
t r o s r p d h o o a o l n r c  
k i e e t t r y n d r s i r s s

Acorn	Cool	Halloween	Orchard	Scarecrows
Autumn	Cranberries	Harvest	Outside	Season
Candy	Decorations	Leaves	Persimmons	Squirrels
Chestnuts	Equinox	Nature	Picnic	Thanksgiving
Chilly	Fall	Nuts	Pumpkins	Travel
Cider	Family	October	Raincoats	Weather

# October Coloring Page

For Adults And Children To Enjoy



I'M YOUR **NEIGHBORHOOD SPECIALIST**, AND I'M EXCITED TO ASSIST YOU IN SELLING YOUR HOME WITH **TOP-NOTCH CARE AND EXPERTISE**.

Here's what I offer

**COMPLIMENTARY MARKET ANALYSIS:**

Get a detailed property valuation for free.

**\*DESIGNER'S TOUCH:**

Prepare for showings with an interior designer/stager consultation.

**REVIVE CONCIERGE ACCESS:**

Elevate your home's appeal with upgrades and repairs paid by Revive – no fees or interest involved.

**TRUSTED REFERRALS:**

Gain access to my network of reliable contractors and handymen for any needs you have.

*\*courtesy of David*

**\*STUNNING VISUALS:**

Benefit from professional photography, including aerial shots, video walkthroughs, and a captivating 3D Matterport Virtual Tour.

**\*IMMACULATE CLEAN-UP:**

Enjoy a thorough house and window cleaning.

**\*SMOOTH PROCESS:**

Ensure a seamless escrow with a pre-listing home inspection.

BOOK AN  
APPOINTMENT

CALL 858.215.3512 OR SCAN



Sick of your



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

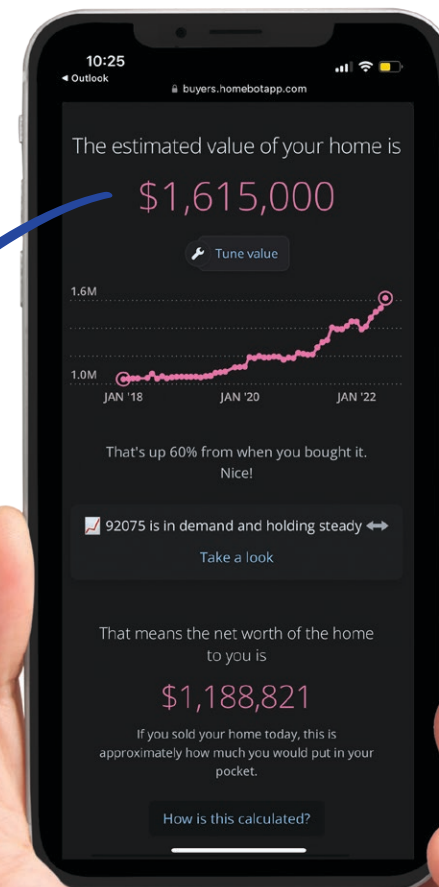


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Value Estimate.

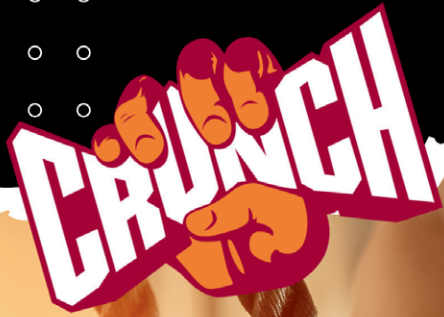


SCAN ME

With your phone's camera scan  
the code above.







*It's our*  
**9 YEAR ANNIVERSARY**  
*Celebrate with us!*

**9 DAY GUEST PASS**  
**\$9 ENROLLMENT** FOR ALL MEMEBERSHIPS

OFFER EXPIRES 11/30/23

MUST BE A FIRST-TIME GUEST, 18 YEARS OR OLDER WITH A VALID LOCAL ID, PASS IS VALID AT THE SPECIFIED LOCATION ONLY & MUST BE USED FOR CONSECUTIVE DAYS. ALL GUESTS MUST SIGN GUEST REGISTRY. NO CASH VALUE. MAY NOT BE SOLD OR REDEEMED FOR CASH. SOME RESTRICTIONS MAY APPLY. © 2023 CRUNCH IP HOLDINGS, LLC

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# RECOVERME

CRYOTHERAPY • INFRARED SAUNA • RED LIGHT THERAPY • COMPRESSION

**2 FREE SESSIONS**  
**\$199 UNLIMITED**

OFFER EXPIRES 11/30/23

We are a small recovery studio based in San Diego, California. We value health, fitness, recovery, injury prevention, and all aspects involved in bettering our health. We offer a number of services which include whole body cryotherapy, infrared sauna, red light therapy, Normatec compression therapy and more. We love being a part of our community and hope you can join us in our quest to better our health!



[www.recovermesandiego.com](http://www.recovermesandiego.com)

MUST BE A FIRST-TIME GUEST, 18 YEARS OR OLDER FOR INFRARED SAUNA AND CRYOTHERAPY, WITH A VALID LOCAL ID, PASS IS VALID AT THE SPECIFIED LOCATION ONLY. ALL GUESTS MUST SIGN REGISTRY. NO CASH VALUE. MAY NOT BE SOLD OR REDEEMED FOR CASH. SOME RESTRICTIONS MAY APPLY. © 2023 FIT HOLDINGS, LLC

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# PAWSITIVELY PICTURE PERFECT

**CALLING ALL PET LOVERS!**

We're teaming up with Shannon O'Hara, a talented photographer to create a day filled with adorable pet moments.

Picture your beloved pets in all their 'pawsitively' charming glory, and let our skilled photographer help you create lasting memories.

**SUN • NOV 19TH • 3-5PM  
MURRAY RIDGE PARK**

**2559 ESCONDIDO AVE, SAN DIEGO, CA 92123**

**Bring your pets and leashes! COSTUMES ENCOURAGED**



**FREE RSVP: Scan Here:**





## FALL FESTIVAL

ST. COLUMBA PARISH  
OCTOBER 20, 21 & 22, 2023

JOIN US FOR

**LIVE BANDS** **FOOD FROM AROUND THE WORLD** **LOCAL CRAFT BEER**  
**KIDS' GAMES** **INFLATABLE ZONE** **DANCE PERFORMANCES**

### SCHEDULE OF EVENTS

PRESENTED BY:  Toyota of Poway

FRIDAY	SATURDAY	SUNDAY
6:00pm-10:00pm FALL FESTIVAL	12:00pm-10:00pm FALL FESTIVAL	8:30am-11:30am PANCAKE BREAKFAST
6:00pm-8:00pm BEER BREWERS CONTEST	CRAFT FAIR	11:00am-3:00pm FALL FESTIVAL
7:00pm-8:00pm CORNHOLE TOURNAMENT	12:00pm-1:45pm CHRIS COTE COUNTRY	CRAFT FAIR
6:30pm-9:30pm 3 CAR GARAGE	1:45pm-5:00pm CAR SHOW	11:00am-11:55am SUNNY DOJO RAP A TAP
	2:00pm-4:45pm SIERS BROTHERS	12:00pm-12:45pm HULLABALOO
	5:00pm-5:45pm JENNA & VICTOR DUO	1:00pm-1:30pm SD GYMNASICS
	5:45pm-6:45pm STUDENT TALENT SHOW	1:30pm-2:30pm ENCORE
	7:00pm-10:00pm GROOVELINE	2:30pm-3:00pm TIDE BATON TWIRLING
		3:00pm RAFFLE DRAWING

**ALL PROCEEDS SUPPORT ST. COLUMBA CATHOLIC SCHOOL**

St. Columba Parish 3327 Glencolum Drive, San Diego, CA 92123 | 858-277-3863 | www.stcolumbasandiego.com





## PUMPKIN SPICE LATTE

Indulge in the finest homemade pumpkin spice latte crafted with authentic pumpkin puree and comforting pumpkin pie spice. This naturally sweetened pumpkin spice latte recipe is perfect for your morning coffee or a delightful afternoon revitalization!

### INGREDIENTS:

- 2 shots espresso (or ½ cup hot coffee)
- 1 cup milk
- 3 tablespoons pumpkin puree
- 2 tablespoons maple syrup
- 1 teaspoon pumpkin pie spice
- 1 teaspoon vanilla extract
- whipped cream

### INSTRUCTIONS:

1. Pour milk into a small saucepan and gently warm it over medium-low heat until it reaches a hot and nearly simmering state. Be cautious not to bring the milk to a full boil.
2. Brew your espresso (or coffee) and carefully pour into a large mug. Incorporate pumpkin puree, maple syrup, pumpkin pie spice, and vanilla into

the mug, then stir until thoroughly blended.

3. Froth milk with a frother for around 30 seconds or until foamy. Pour foam onto the pumpkin espresso blend in the mug, reserving any extra foam to spoon on top.

4. Top with whipped cream and extra pumpkin spice or cinnamon if you want to get fancy!



Level: Easy



Ingredients: Low cost



Prep time: Appr. 30 min



Bake time: Appr. 19-23 min

## Pumpkin Banana Muffins

- 5 tablespoons butter (softened)
- 1 cup granulated sugar
- 2 eggs
- ½ teaspoon vanilla extract
- 1 cup pumpkin puree
- 1 cup mashed bananas
- 2 cups all-purpose flour
- 1 teaspoon baking powder
- 1 teaspoon baking soda
- 1 tablespoon pumpkin pie spice
- ½ teaspoon salt
- ½ cup semisweet chocolate chips

- 1 Preheat oven to 350°F and prepare a muffin tin by placing 12 liners in it. Take a medium-sized bowl and combine flour, baking powder, baking soda, pumpkin pie spice, and salt using a whisk. Set mixture aside for now.
- 2 Using either a large bowl with a standing mixer or a handheld mixer, whip together the butter and sugar. Introduce the eggs and vanilla extract, and beat the mixture until it's just blended.
- 3 Thoroughly mash the ripe bananas using either a fork or a blender, then measure 1 cup of the mashed banana. Ensure you have exactly one cup; if you fall slightly short, simply supplement the measuring cup with pumpkin puree until you reach the 1-cup mark.
- 4 Add the mashed bananas and pumpkin puree to your large mixing bowl of wet ingredients and combine.
- 5 Add in the dry ingredients, mixing until just combined. Stir in the chocolate chips.
- 6 Scoop approximately ⅓ cup of the batter into each muffin liner, aiming for them to be filled to about ¾ of their capacity. If you wish, you can add extra chocolate by sprinkling it on top.
- 7 Place in the oven and bake for approximately 19-23 minutes, or until a toothpick inserted into the center of a muffin comes out clean. Take the muffins out of the oven and allow them to cool within the muffin tray for 5 minutes. Subsequently, shift them to a cooling rack for thorough cooling.



# IN ESCROW

2687 CHAUNCEY DRIVE

LISTED \$825,000  
MULTIPLE OFFERS, OVER ASKING!!







# 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:** Thursdays, 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.**



# SOLD



## 8457 HARWELL DRIVE

**4 BED | 3 BATH | 1,952 SF | \$1,199,000**  
**SOLD PRICE \$1,345,000 - \$146,000**  
**OVER ASKING!!**

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!



# Holly Fuller

The Heartbeat of 92123



Holly Fuller, a proud native of 92123, has deep-rooted connections to the community.

Growing up on Fireside Rd, Holly's journey through the neighborhood schools of Jones, Taft, and Kearny mirrors that of her father and extended family. However, her bond with 92123 isn't just about happy memories; it's also about resilience. At the age of 15, Holly faced a life-altering accident on Greyling and Pine Crest, where she and seven others were involved in a car crash that resulted in her breaking her neck.

Despite the challenges, Holly's love for 92123 remains unwavering. When asked about her favorite aspect of the community, she quickly points to the friendships, connections, and rich history that the area offers. But Holly isn't just a neighbor; she's an active contributor. Known as the self-appointed "92123 ambassador," she tirelessly works to foster camaraderie among the residents. Through her involvement and open

communication with neighbors, Holly has honored 27 senior parents and actively posts on the Serra Mesa 92123 Facebook page.

One of Holly's most notable contributions to the community was organizing the "92123 Day" at the Serra Mesa Recreation Center on September 16, 2023. This event celebrated the unique alignment of the date with the community's ZIP code, marking a once-in-a-lifetime occasion that brought residents together in unity and celebration.

Holly's dedication to her community is evident in her words and actions. Describing herself as a "Girl Scout with a loud opinion," she proudly states that 92123 runs in her veins. For Holly, this community is more than just a place; it's her eternal home. And while she has a penchant for chips and salsa, her real passion lies in celebrating the unsung heroes of 92123. If you know of a parent with a remarkable story or someone deserving of recognition, Holly encourages you to reach out to her at: [92123day@gmail.com](mailto:92123day@gmail.com).





# The Fall Advantage

## What You Need To Know About Buying A Home This Fall

**T**he fall season brings more than just pumpkin spice lattes and cozy sweaters. For prospective homebuyers, fall presents a unique opportunity to dive into the real estate market. While spring and summer often dominate the headlines as the peak home-buying seasons, there are compelling reasons why the fall might just be the best time to make an investment in a new home.

**Reduced Competition:** The surge of buyers that typically floods the market during the spring and summer months tends to dwindle as fall arrives. This reduced competition can work in favor of those looking to buy a house, offering more negotiating power and potentially leading to better deals.

**Motivated Sellers:** Homeowners who list their properties during the fall often have strong reasons for doing so, such as job relocations or other life changes. This

motivation can translate into more flexibility during negotiations and a greater willingness to work with buyers to close the deal.

**Accurate Inspection:** Fall's changing weather can provide a more accurate depiction of a property's condition. Roof leaks, heating issues, and drafts become more apparent as temperatures drop, helping buyers to identify potential problems that might be hidden during warmer seasons.

**Ideal for Move-in Planning:** Buying a house in the fall allows for a natural transition period before the holiday rush. This extra time can make the moving process less stressful, as you settle into your new abode before the hustle and bustle of the festive season.

**Major Home Purchases May Be More Affordable:** The fall is a great time to purchase large household items such as lawncare equipment, appliances, and furniture. October and November are the ideal months to purchase these costly items as most of these items go on sale and can be purchased at a discount.

**Leverage Negotiation:** The end of the year can work in favor of buyers looking to negotiate on price. Sellers who have their properties on the market during this time may be more willing to make concessions to close the deal before the year's end for financial or tax reasons.

**Interest Rate Stability:** While interest rates can fluctuate, fall historically tends to see relatively stable rates compared to the more volatile spring and summer months. Taking advantage of lower interest rates can result in significant long-term savings.

**Gauging Neighborhood Appeal:** Fall offers an opportunity to observe a potential new neighborhood during a different time of year. From the ambiance of falling leaves to the interactions between neighbors as they prepare for winter, you can gain a better understanding of the community's dynamics.

**If you're interested in buying a home this fall, reach out to your Local Neighborhood Expert today to get started!**



**T**he housing market appears to be on the brink of change, offering both buyers and sellers a glimpse of renewed optimism. After weathering the storm of recent economic fluctuations and supply-demand imbalances, experts are cautiously optimistic about the forthcoming months. A key factor that is expected to influence this change is the projected cooling of mortgage rates, aligned with the easing of inflationary pressures.

One of the most significant contributors to the housing market's performance is the mortgage rates. In recent years, potential homebuyers faced the challenge of climbing mortgage rates, deterring some from making the leap

into homeownership. However, with inflation showing signs of lessening, financial analysts are forecasting a modest reduction in mortgage rates for 2024. This potential decline is expected to breathe new life into the market by making homeownership more affordable and appealing.

With mortgage rates poised to stabilize and even decrease slightly, prospective homebuyers could find themselves in a more favorable position. The reduced cost of borrowing could entice more potential buyers to take that first step towards homeownership. Lower mortgage rates mean lower monthly payments, making properties more accessible to a broader spectrum of buyers. This affordability factor has the potential to

drive a surge in demand, consequently boosting home sales.

Homeowners who were hesitant to put their properties on the market due to uncertainties surrounding interest rates might feel more confident in listing their homes for sale in a more stable environment. This could even be an opportunity for homeowners to profit as housing prices aren't expected to decline in 2024. With that in mind, the increased listings should ease the strain of low inventory that the housing market has experienced in recent times.

**If you have questions about how homes are selling in your area, reach out to your Local Neighborhood Expert today!**



# IN ESCROW

1235 E DARBY AVENUE





# CONTEMPORARY

## INTERIOR DESIGN TIPS

In the ever-evolving world of interior design, contemporary style has emerged as a timeless and captivating trend. If you're looking to bring a fresh, modern vibe into your home, here are some essential tips to consider.

### 1 MINIMALISM AS THE FOUNDATION

Keep the clutter at bay by opting for furniture and décor pieces with clean and simple lines.

### 2 NEUTRAL COLOR PALETTE

Shades like whites, grays, blacks, and muted earth tones create a serene and sophisticated atmosphere. These neutral tones provide a versatile canvas that allows accent pieces or art to shine.

### 3 OPEN AND AIRY SPACES

Design your layout to maximize open spaces, incorporating plenty of natural light through large windows or open floor plans. This creates an inviting ambiance that's perfect for both relaxation and socializing.

### 4 FUNCTIONAL DESIGN

Choose furniture with multiple uses, such as storage beds or modular shelving units. This not only enhances the design's practicality but also maintains the clutter-free environment.

### 5 STATEMENT FURNITURE

Invest in a few bold furniture pieces that serve as focal points in your rooms. These could be uniquely designed sofas, artistic chairs, or sleek coffee tables.

### 6 TECHNOLOGY INTEGRATION

Consider built-in speakers, smart lighting systems, and hidden charging stations that enhance the functionality of your space while maintaining a clean aesthetic.

### 7 ARTISTIC ELEMENTS

Select a few eye-catching artworks or sculptures that align with the overall theme and add a touch of personality to your space.

### 8 BALANCED ACCENTS

Choose a few carefully curated accents that resonate with the overall design theme. Incorporate pops of color sparingly through cushions, throws, or small décor items to maintain the serene atmosphere.

# LEMON CHICKEN GNOCCHI



## INGREDIENTS

- Chicken: 2 breasts, cut into 4 smaller pieces for quicker cooking.
- Lemon pepper: adds bright flavor directly to the cutlets.
- Garlic powder: enhances the savory taste.
- Olive oil and butter: for pan-frying and the base of the sauce.
- Garlic: use a garlic press for easy mincing.
- Chicken broth: for depth of flavor.
- Freshly squeezed lemon juice: essential for freshness.
- Heavy cream: gives the sauce its luscious texture.
- Gnocchi: use shelf-stable potato gnocchi.
- Parmesan cheese: for extra flavor.
- Spinach: adds a fresh element.

## TOOLS

- Cooking tongs for easy chicken turning.
- Microplane for fresh parmesan grating.
- Splatter guard for cleaner cooking.
- Instant-read thermometer to ensure proper chicken doneness.

## INSTRUCTIONS

1. Cut chicken into thin cutlets, season with lemon pepper and garlic powder. Pan-fry until golden, then set aside.
2. Sauté garlic, add broth and lemon juice, scraping for extra flavor.
3. Incorporate cream and gnocchi, simmer until gnocchi cooks and sauce thickens.
4. Remove from heat, mix in parmesan and spinach until wilted. Add back the chicken.

## SUBSTITUTIONS

- Substitute chicken thighs for breasts if preferred.
- Adjust veggies like peas instead of spinach.
- Avoid subbing cream with low-fat alternatives to prevent curdling.
- Sauce color may vary based on searing and skillet residue.

## SERVING

- Enjoy as a complete meal or pair with cheesy garlic bread.
- For a lighter side, serve with mixed greens and homemade italian dressing or creamy balsamic dressing.



# 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

## 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.



COMMUNITY 92123

28 community92123.com

community92123.com 29



# AVAILABLE

HISTORIC CASTLE - THE COLLINS-WELLINGTON ESTATE

# OFFERED AT \$4,500,000

3600PARADISEVALLEY.COM







**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

