

Serra Mesa | Mission Village | Stonecrest

Community 92123

September 2023

**Community
Spotlight:**
Tess Holechek
Pages 20 - 21

Block Parties
92123 DayUSPS
Zip Meets Date
Page 8-9



DAVID HUSSAIN
858.215.3512
COMMUNITY92123.COM

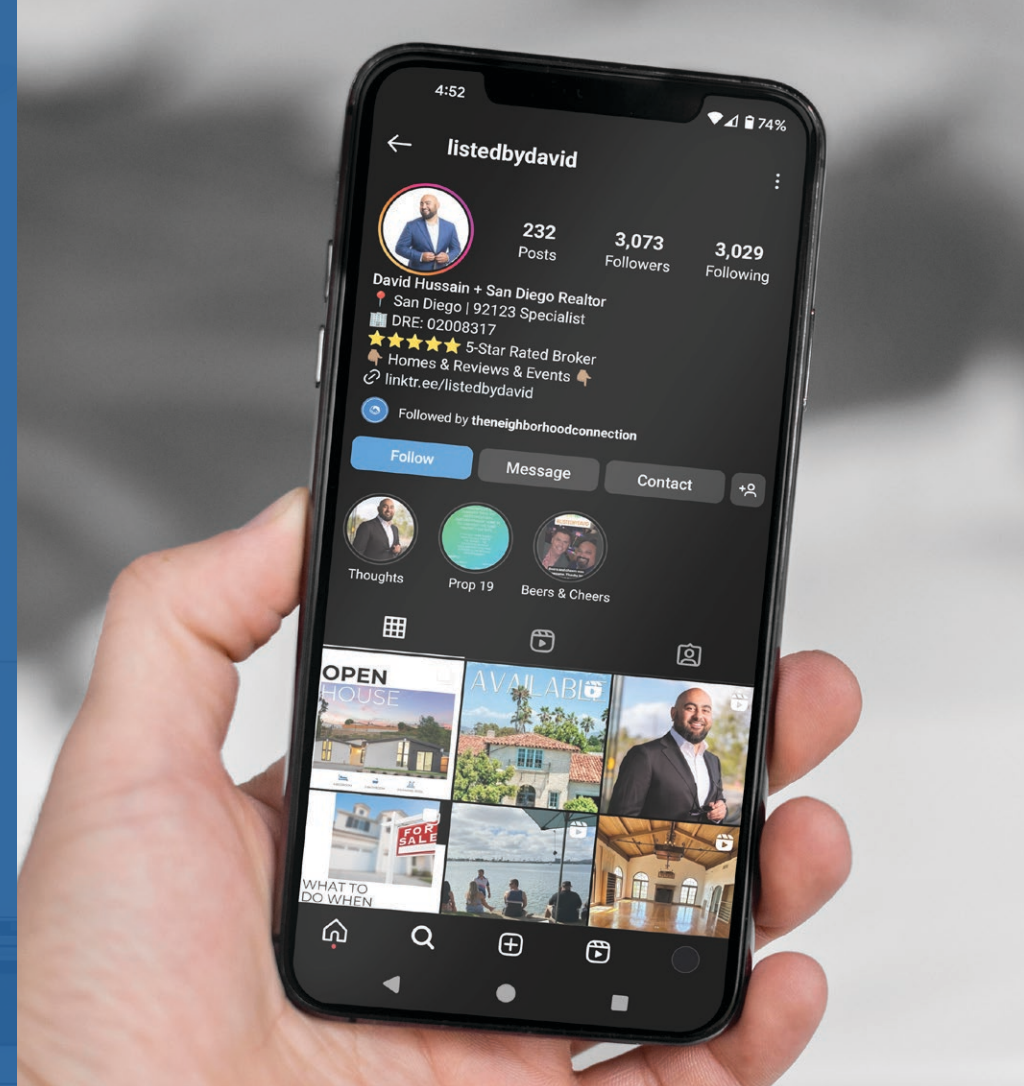


David Hussain's Local Market Update

Homes Sold in the Last 30 Days
Current Market Report | July/August 2023

FULL ADDRESS	BEDS TOTAL	BATH TOTALS	EST SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
2534 Pheasant Drive	3	2	1,050	6	\$575,000	\$825,300
2801 Epaulette	3	2	1,200	5	\$898,000	\$973,000
8212 Kaplan Drive	4	4	1,920	3	\$1,299,000	\$1,357,500
2717 Walker Drive	4	2	1,736	7	\$1,095,000	\$1,100,000
2970 W Canyon Avenue	3	3	2,166	31	\$1,150,000	\$1,125,000
2782 Kobe Drive	3	2	1,234	11	\$850,000	\$895,000
8666 Macawa Avenue	3	3	1,882	10	\$1,075,000	\$1,110,000

Listing taken from SDMLS since 07/24/2023 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

September

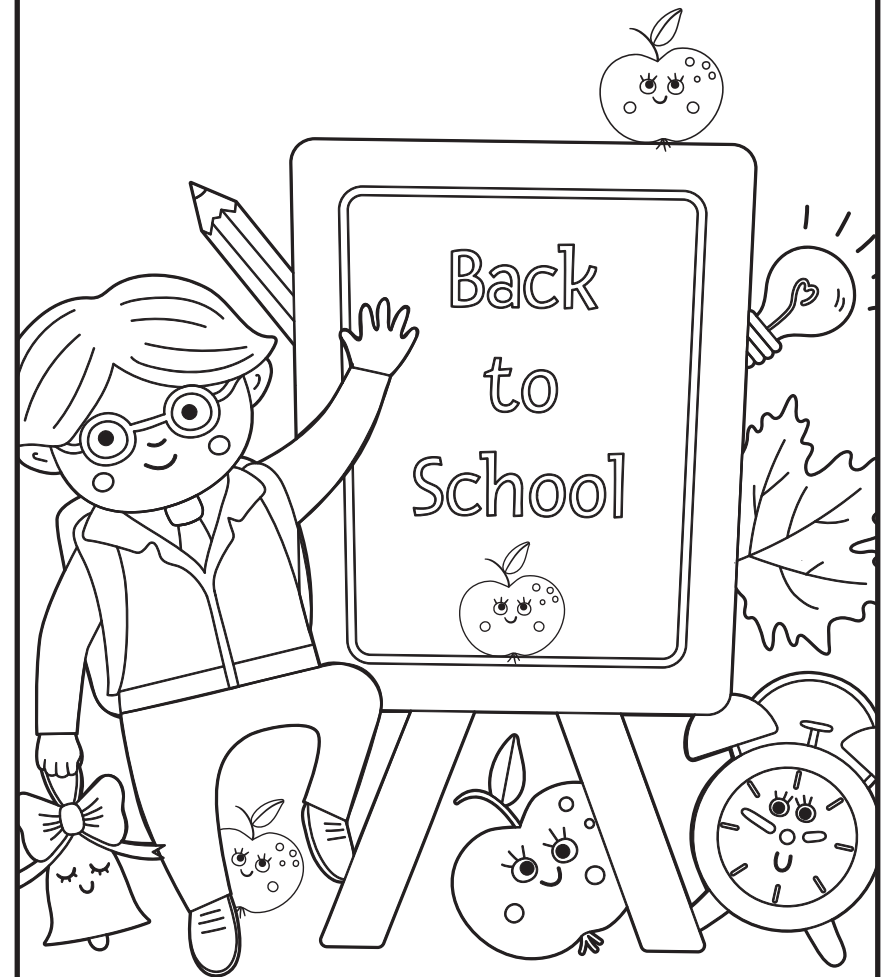
WORD SEARCH

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

Academic	Charter	Education	Gym	Quizzes
Apple	Classes	Elementary	Homework	Reading
Backpack	College	English	Junior	School
Basketball	Computers	Fall	Library	Subjects
Books	Dictionary	Friends	Math	Teaching
Calendar	Directory	Grades	Paper	University

September 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**

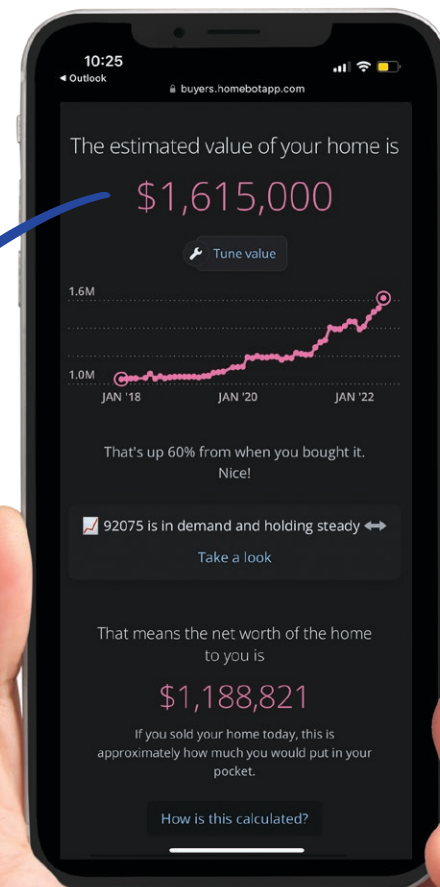


**SCAN THIS
QR CODE NOW
For Your Instant Home
Value Estimate.**



SCAN ME





With your phone's camera scan
the code above.



FREE FAMILY EVENT

92123 DAY

Things to consider

-  Pets welcome but must be leashed
-  Parking limited, consider walking or biking over
-  Bring a blanket & lawn chairs
-  Make a tax deductible donation @ serramesa.org

**SATURDAY
SEPTEMBER 16th**
10am - 4pm

**LIVE BAND
BOUNCE HOUSES
CARICATURE PHOTO OPS
CRAFT VENDORS
FOOD, FUN...
& MUCH MORE**



**SERRA MESA
RECREATION CENTER**

9020 village glen drive 92123

Follow on
Facebook
for updates



USPS DATE MEETS ZIP



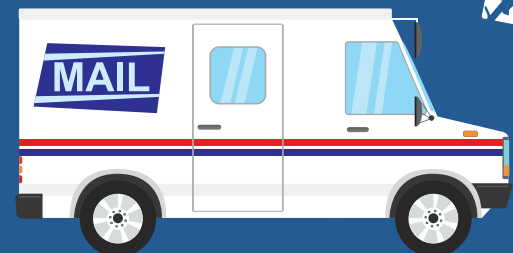
**Thursday, September 21
from 10am-2pm**

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

COMMUNITY BLOCK PARTY

GREYLING DRIVE
BETWEEN PINECREST & GERALDINE

THURSDAY

SEPT
21
4-10PM

FUN & GAMES
for the family

FOOD + LIVE BAND



Maintenance Checklist



Get on Top of Roof Problems

Inspect your roof from top to bottom. Check ridge shingles for cracks and wind damage. Look for damage to metal flashing in valleys and around vents and chimneys. Scan the roof for missing, misshapen, or damaged shingles. Look in your gutters for accumulations of granules. Finally, make sure your gutters are flowing normally.



Freshen Your Filter

Furnace filters trap dust that would otherwise be deposited on your furniture, woodwork, and so on. It's important to replace them regularly to make your unit fully functional and not drastically raise your utility bills.



Review Safety Features

It's a good idea to do a top-to-bottom review of your home's safety features. Review your fire prevention plan by checking on the smoke detectors and fire extinguishers. This is also a good time to develop a fire escape plan and rid your home of too many flammable items.



Keep the Humidifier Humming

Dry winter air is not the best for your health, but did you also know it can make fine wood crack more easily? You and your home will feel more comfortable if you keep your central humidifier in tip-top shape during the months it is running. If necessary, clean the plates or pads in a strong laundry detergent solution. Rinse and scrape off mineral deposits with a wire brush or steel wool.



Continue Lawn Care

Watering in the fall helps your lawn recover from the summer heat and become stronger to deal with the brutal winter ahead. Also, don't forget fertilizing in the fall is recommended.



Clean Up Your Fireplace

Even if you only use your fireplace once in a while, check to make sure there are no blockages like creosote or mysterious birds' nests. Getting the chimney fully inspected and cleaned by a professional is a good route to take.



APPLE PIE *Cupcakes*

ONE

Follow the package instructions to prepare and bake the cake mix for 24 cupcakes, then allow the cupcakes to cool thoroughly.

CAKE

- 1 package yellow cake mix
- 4 medium tart apples (peeled and finely chopped)
- 2 tablespoons butter
- ¾ cup brown sugar (packed)
- 1 tablespoon cornstarch
- 1 tablespoon water

FROSTING

- 3 cups powdered sugar
- 1 cup butter (softened)
- 2 tablespoons heavy whipped cream
- 1 teaspoon vanilla extract
- 1 ½ teaspoons ground cinnamon
- Optional: Thinly sliced apples for topping

TWO

On medium heat, melt butter in a large skillet. Add apples and brown sugar, and stir them together until the apples become tender, about 10-12 minutes. In a separate small bowl, create a smooth mixture by combining cornstarch and water, then incorporate it into the skillet. Let it come to a boil and continue stirring until the mixture thickens, which typically takes 1-2 minutes. Once thickened, remove the skillet from the heat and allow it to cool completely.

THREE

Utilizing a paring knife, carefully cut a 1-inch-wide cone-shaped piece from the top of each cupcake, then dispose of the cut-out portion. Proceed to fill the resulting cavity with the prepared apple mixture.

FOUR

In a large bowl, mix together the five frosting ingredients until you achieve a smooth texture. Proceed to frost the cupcakes with the prepared frosting. Optionally, you can add apple slices on top for an attractive presentation when serving.

SLOW COOKER RED WINE PASTA



- 4-5 pounds bone-in beef short ribs
- salt and pepper
- 3 slices thick-cut bacon (diced)
- 1 ¼ cups dry red wine
- ½ cup low-sodium beef broth
- 2, 28-ounce cans crushed tomatoes
- 1, 6-ounce can tomato paste
- 1 medium yellow onion (chopped)
- 6 cloves garlic (finely minced)
- 3 ribs celery (finely chopped)
- 1 carrot (finely chopped)
- 1 tablespoon dried thyme
- 1 teaspoon dried sage
- 1 teaspoon crushed red pepper flakes
- 8 tablespoons salted butter
- ½ cup fresh grated parmesan cheese (save the rind)
- 1 pound dry tagliatelle pasta
- 8 ounces burrata cheese (room temperature)

Begin by seasoning the short ribs with a pinch of salt and pepper. In a large skillet over medium heat, cook the bacon until it turns crisp, about 5 minutes. Afterward, carefully remove the bacon from the skillet. If there happens to be an excess amount of bacon grease, simply drain it off, leaving about 1 tablespoon in the skillet. Proceed to add the seasoned short ribs to the skillet and sear them on both sides until a brown crust forms. Once done, take the seared ribs out of the skillet and transfer them, along with the cooked bacon, to the slow cooker.

Add the parmesan rind, wine, broth, crushed tomatoes, tomato paste, chopped onion, minced garlic, finely chopped celery, diced carrot, thyme, sage, red pepper flakes, 4 tablespoons of butter, to the slow cooker and season to taste with salt and pepper. Cover and let cook on low heat for 6-8 hours.

After cooking, cool the short ribs briefly, then shred the meat, discarding bones, parmesan rind, and thyme. Mix shredded meat and parmesan with the sauce, keeping it warm.

In a large pot, bring salted water to a boil. Cook the pasta following the package instructions until it reaches an al dente texture. Drain the pasta and toss it with 4 tablespoons of butter.

Plate the pasta evenly among dishes, then add the ragù and mix thoroughly. Finally, garnish each serving with burrata and extra parmesan on top and enjoy!

This timeless and comforting recipe is the perfect slow-cooked Sunday dinner. It offers a hearty and delightful meal to savor after a busy day, and the best thing is that it's effortless to prepare and pleasing to everyone's taste buds!

HOMES - GOOD, BAD, PRETTY, UGLY, WE SELL THEM ALL!



4602 SHOSHONI

Fixer \$850K

We sold this home in 7 days and got our client \$850k cash!





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.**

JUST SOLD

SOLD



4874 BOISE AVENUE

4 BED | 2 BATH | 1,607 SF | \$1,325,000

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 and 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!

Tess Holechek

The Heart of Serra Mesa

When you meet Tess Holechek, you immediately get the sense that she is someone who thrives on human connection and community engagement.

And indeed, her life's journey and experiences in Serra Mesa (SM) are a testament to that. At 16, Tess embarked on a challenging hike through the High Atlas Mountains - a journey she describes

as one of the "hardest and best" things she's ever done. Perhaps it was this early experience that instilled in her a tenacity to overcome obstacles and the value of gift-giving, both to oneself and to others.

Having moved to Serra Mesa in 2018, Tess was initially introduced to the community through the "Buy Nothing Community," which allowed her to connect with local mothers. Her involvement grew as she joined the Serra Mesa Mamas Facebook Group and



later, the SMM Shop page. But it was the PorchFairy initiative that truly solidified her place in the hearts of many in Serra Mesa. Tess was involved with the PorchFairy initiative through her friend Melissa while living in Clairemont. The PorchFairy initiative is a heartfelt tradition to the Serra Mesa Mamas Facebook group. Members voluntarily opt-in, and after gathering personal likes and dislikes, anonymous "porch fairies" surprise participants with baskets of gifts, ensuring that each individual feels

"heard, understood, and appreciated." "The essence is simple," Tess shares with a smile. "It's about giving people something they cherish. It's about making them feel seen." To participate, members of the group simply comment on Tess's post and receive a set of instructions. Names are then chosen at random.

But Tess isn't only known for the PorchFairy initiative. Her earring business, Frenchy Lane, has garnered attention and support from many in SM. Born and raised in France, Tess's journey with Frenchy Lane began during Covid as a creative outlet. From beads to leather and finally settling on clay, Tess found solace and inspiration in her craft. With the support and mentorship from Emily Liebenberg of CookieFornia, Frenchy Lane has flourished over the past three years. "What's unique about Serra Mesa," Tess reflects, "is the camaraderie. From supporting my business by purchasing earrings to uplifting one another, this community has shown that when we're united, we're unstoppable."

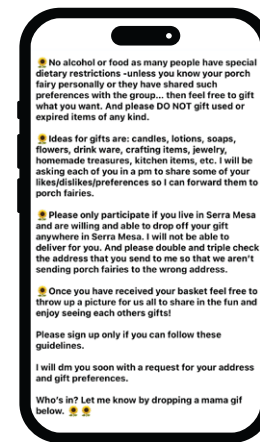
For those interested in supporting Tess's passion, her earring collections



are available at Frenchylane.com and on Instagram at @Frenchylanecrafts. You can also reach out to her directly at Tess.Holechek@gmail.com. Looking forward, Tess hopes that the community continues to nurture the bonds of care and understanding. She also wishes to see more hands on deck for the PorchFairy events, especially with the upcoming occasions like Valentine's Day, Mother's Day, Summer Day, Halloween, and Christmas.

If you're interested in becoming a team member of the PorchFairy initiative, Tess is just an email away. In the end, whether it's through gifting, business, or community involvement, Tess's story serves as a testament to the power of unity, care, and understanding in Serra Mesa.

FRENCHY LANE



Avoid the Pains

of Selling Your Home by Owner

Selling a home is a significant decision that comes with various complexities and considerations. In recent years, a growing number of homeowners have been enticed by the idea of selling their homes by owner, without involving a real estate agent. While this may seem like an appealing prospect to save money on agent commissions, there are several compelling reasons why homeowners should think twice before going down this path.

Limited Exposure: One of the primary advantages of hiring a real estate agent is their ability to market the property effectively. Real estate agents have access to marketing channels that significantly increase the exposure of the property to potential buyers. By selling without an agent, homeowners severely limit their reach, making it challenging to attract a broad pool of interested buyers.

Pricing Pitfalls: Real estate agents have extensive market knowledge and access to recent comparable sales data, enabling them to set an appropriate and competitive price. Homeowners lacking this expertise may overprice or underprice their homes, leading to extended listing times or selling for less than market value. Negotiating a real estate deal requires skill and finesse. Experienced agents can advocate for their clients, secure better offers, and navigate through complex negotiation scenarios.

Legal and Documentation Hassles: Selling a home involves intricate legal procedures and paperwork. Real estate agents have the knowledge and experience to handle these aspects correctly, reducing the risk of errors or omissions that could lead to potential legal issues down the road.

Emotional Involvement: Selling a home can be an emotionally charged



process, especially if it has been a long-time residence or holds sentimental value. Real estate agents act as objective intermediaries, helping homeowners stay rational and focused on the financial aspects of the transaction.

Time-Consuming Endeavor: From marketing efforts to hosting showings and dealing with potential buyers, without professional assistance, homeowners may find themselves overwhelmed by the sheer volume of tasks. This can often lead to prolonged selling periods.

Safety and Privacy Concerns: Opening one's home to strangers during showings or open houses can be risky. Real estate agents are trained to ensure safety measures are in place and can safeguard the privacy of the seller during the process.

While the idea of saving on real estate agent commissions may initially seem appealing, selling a home by owner comes with a plethora of challenges and potential pitfalls. Avoid the pains of selling your home by owner and trust your neighborhood expert.

If you're thinking about selling your home, reach out to your local real estate expert today!

Housing Market Prediction

HOW DOES THE REST OF 2023 LOOK!

As of July 2023, the housing market faces several challenges, leading to a tepid season for the industry. Between high rates which are predicted to continue rising, and a severe lack of inventory, we find sellers in a strong position, and buyers scrambling to find anything they can get in their price range.

With the combination of high mortgage rates lowering buying power and limited inventory increasing prices, an affordability crisis has been made for aspiring

homeowners. With strong demand, many potential buyers find themselves unable to find low-budget homes and find themselves competing with higher-income, cash buyers who normally would not be interested in the same level of houses. This mismatch between buyer demand and financial capacity puts pressure on prices to remain elevated, particularly in desirable areas with limited housing stock.

While new home construction can help address housing shortages to some extent, it often falls short of meeting demand for several reasons. Firstly, many newer homes are not targeting the small, budget-friendly homes that are sorely needed for the vast majority of buyers. Next, constructing new homes requires time, money, and available land. The time it takes to plan, obtain permits, and build new homes can be lengthy, slowing down the process of adding inventory to the



market. Additionally, higher construction costs, labor shortages, and challenges in securing suitable land can limit the number of new homes that can be built.

Overall, the housing market faces a long, slow climb with various headwinds, making the outlook uncertain for the rest of the year. Predicting the future state of the housing market is challenging, and experts advise buyers to consider their budget and needs rather than wait for lower prices. The key is finding a home that fits one's current and foreseeable needs and is within their budget ■



JUST SOLD

SOLD



5173 WALSH WAY

4 BED | 2.5 BATH | 2,093 SF | \$1,550,000

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!





Apple Cider

WHISKEY PUNCH

Indulge in the lightness of this whiskey punch recipe, ideal for relishing throughout the entire year. While it boasts a delightful kick, the combination of fruit juices and soda ensures a refreshing experience. Whether you're hosting a large gathering or simply planning to sip it all weekend, this punch is perfect for any occasion!

INGREDIENTS

- 1 gala apple
- 1 lemon
- 1 orange
- 2 cups cloudy apple cider
- 2 cups ginger ale
- 1 cup whiskey
- ¼ cup lemon juice

INSTRUCTIONS

- 1) Remove the core from the apple and cut it into small chunks. Slice the

lemon and orange into thin wheels, discarding the ends. Combine all the prepared fruit in a 2.5-quart pitcher.

2) Pour the apple cider, ginger ale, whiskey, and lemon juice into the pitcher, then mix together with a long wooden spoon until well combined.

3) Place the punch in the refrigerator for a minimum of 1 hour, allowing the flavors to blend and meld together.

4) Fill each glass with the prepared punch, then add a few apple pieces and a fruit slice using a spoon. For a delightful touch during the fall and winter months, consider adding a cinnamon stick as a garnish.

FOR NON-ALCOHOL APPLE CIDER PUNCH

Add an additional ½ cup of ginger ale, ½ cup of cider, and 1/3 cup of lemon juice.

Bringing Bavaria to You: Oktoberfest Activities and Delicacies



Festive Decorations

Giving a nod to the Bavarian flag should be mandatory while partaking in Oktoberfest activities. Whether you select a tablecloth or banner as your accessory, incorporating the blue and white checkered pattern is sure to enhance the Oktoberfest feel. If you want to take it to the next level, implement a dress code that requires either a Dirndl (women's traditional dress) or Lederhosen (men's traditional pants) to be worn.

The Good Brew

If you can't get your hands on any beer directly from Munich then don't be discouraged. You may be able to find Bavarian beer specialties in your local area and if not, quite a few companies release seasonal Oktoberfest editions of their products.



Sweet Treats

At the end of a long day of festivities, it's time to slow down and give yourself an appetizing dessert. Apple crumble, black forest cookies and strudel are all appealing options for a sweet snack.

Traditional Meats

There are quite a few must-have dishes at any Oktoberfest event, mostly incorporating meat. Here are a few suggestions of how to spice up your meal selection. Roast chicken and pork are two of the most common centerpieces of an Oktoberfest spread. There's also Steckerlfisch (grilled fish on a stick), Würstl (a variety of Bavarian sausages), Brezen (pretzels), and Käsespätzle (cheese noodles). Adding these options will make your event that much more authentic.



Oktoberfest Activities

With ample Oktoberfest themed activities, you can guarantee that incorporating any of them are sure to take your celebration to the next level. Outside of activities that require logs of wood or kegs, there are still fun games like Cornhole, Ladderball, Bucketball (giant beer pong), and Flunkyball. Each of these options are inexpensive to obtain and provide hours of genuine fun.

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

JUST SOLD

SOLD



9747 W. CANYON TERRACE 5

Welcome home to this beautifully remodeled townhome located in the Saratoga Community of Stonecrest Village. This home has been meticulously maintained by its original 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 privately fenced, oversized 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 with custom built-ins and a remodeled ensuite bathroom with dual sinks and step-in shower. The best part? This home is located in the heart of Stonecrest Village, one of San Diego's most desirable communities. With access to 2 community pools, spas, tennis courts, BBQ areas, 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. No Mello-Roos and Low HOA! Don't miss out on the chance to make this stunning townhome your own! VA Financing OK!



**THE NEIGHBORHOOD
CONNECTION**

David Hussain

PRSR 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

