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- **SIGN THE PETITION**

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Todd Gloria

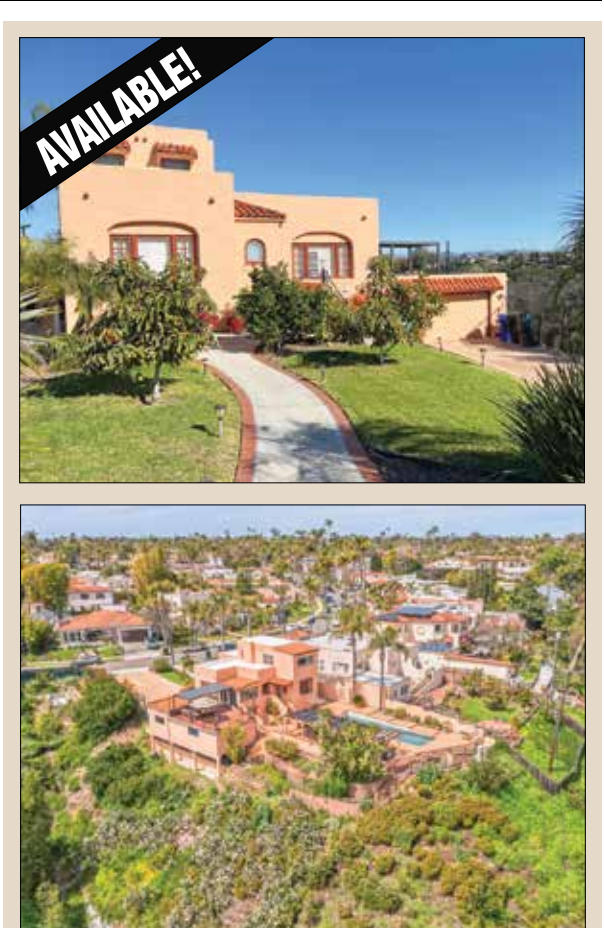


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WINNIE'S PICKS!

by Winnie Hanford
of Kensington Video



THE NIGHT AGENT (2023) Created by Shawn Ryan

This ten-episode series begins with an FBI agent halting a terrorist attack and unwittingly becoming a suspect. The bureau supports Agent Sutherland but places him into a low-level ‘night agent’ position. He is on an eight-hour night shift to receive distress calls from field agents. His first call arrives from a witness to the murder of two FBI operatives. From there, the action begins and the journey of discovering the moles within the White House and the FBI continues. This entertaining



thriller is not at the level of John le Carré novels but is still engaging.

UNDERCOVER (2019 – 3 SEASONS) Created by Nico Moolenaar

Limburg, a Flemish province, is the setting for this series based upon a real undercover drug operation. Two agents have been assigned to infiltrate a drug network by posing as a neighboring couple to the drug leader. The setting is a campground area where the kingpin and his family spend their leisure time and meet Bob and Kim, the



undercover agents. The dramatic and sometimes comedic encounters between the couples seem very realistic and separate from the criminal life that the drug kingpin leads; however, the main goal of the agents is to ultimately destroy the drug network.

A SPY AMONG FRIENDS (2023) Directed by Nick Murphy

It must be the month of espionage series. This six-part series is based upon the true story of the infamous ‘Cambridge spies.’ Their names being Kim Philby, Guy Burgess, and Donald MacLean. The series focuses on SIS agent Nicholas Elliott, the defection of Philby, and the Secret Intelligence Service itself, better known as MI6. Each episode moves methodically and doesn’t miss a step in attempting to unravel the defection and escape of one of Great Britain’s elite spies. The



writing, period sets, and acting are top-notch with stellar performances from Guy Pearce, Damian Lewis, and Anna Maxwell Martin.

JOHN WICK: CHAPTER 4 (2023) Directed by Chad Stahelski

As Chapter 3 ends, the Adjudicator negotiates with Winston, the manager of the New York Continental Hotel, to pledge his loyalty to the High Table. The price is steep for Winston who must betray John. Winston encounters John on the rooftop, shoots him in the chest rather than the head, and the body falls to the pavement. John’s enemies race to the street level to find the body but find nothing. Critically injured John has been hurriedly taken to the underground bunker of the ‘Bowery King.’ A new alliance has now been formed to combat the High Table, and John Wick: Chapter 4 begins.



HUNT FOR THE WILDERPEOPLE (2016) Directed by Taika Waititi

This madcap adventure follows the exploits of Ricky, a troubled teen, who becomes a ward of the child welfare system after his mother abandons him. The boy is soon placed into the foster care of ‘Aunt’ Bella who lives in rural New Zealand within the Waitakere Ranges. Bella’s husband, ‘Uncle’ Hector, doesn’t warm up to the mischievous Ricky but is placed in an awkward position when Bella dies, and the boy is to be placed back into the system. Hearing this, Ricky fakes his own suicide, burns down a barn, and escapes to the bush. Of course, Hector tracks down the boy and a bonding soon takes place between Ricky and the cantankerous ‘Hec.’ There are many more twists and turns to this story that will entertain you throughout the film. Enjoy this ‘Winnie’s Pick.’



If you need to purchase a film or make a copy of an event or wedding, please call my son, Guy, at 619-269-6998 or email him at kensingtonvideo.com.

SPOTLIGHT: ANIMAL RESCUE GROUPS



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Sadie and Ed

Our names are Sadie and Ed. We are 7 month old bonded siblings that like to have a whole lot of fun! We are a little shy at first but it won’t be long before we settle in and become part of the family. We look forward to meeting you!



Hollyann

I am a delightfully silly six year old girl. Once I feel safe with you, I’ll show you my big affectionate heart and playful antics and then I’ll want some “me” time. I prefer to have you to myself in a calm home with no other pets where we can become forever pals.



Sammy

I have one thing on my mind... CUDDLES! I’m a loving, easygoing and talkative two year old boy. I would be happiest as your one and only cat. I’m not very fond of other kitties. Let’s be snuggle buddies forever!



Buddy

I love laps, affection and food! I’m very playful too but at fourteen years of age, relaxing with you is the favorite part of my day. I’d be most thrilled to have you to myself but an easygoing feline or canine friend might be ok too.



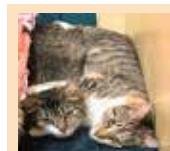
Penny

I’m a sensitive two year old beauty longing for tranquility, peace and the reassurance of our bond. Change is difficult for me so I ask for your patience. I am ok with other respectful kitties but not so ok with the bustle of dogs or children.



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**From the front page of MetroView
to a loving home in Talmadge!**

Kit Kat (left) and Twix (right) were adopted since last issue.

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IMPORTANT WEBSITES FOR YOUR INFORMATION:

Historic District/Kensington
www.historickensington.org

Fire Safety Council
www.kensingtonfiresafe.org

Kensington Talmadge
Community Association
<https://kental.org>

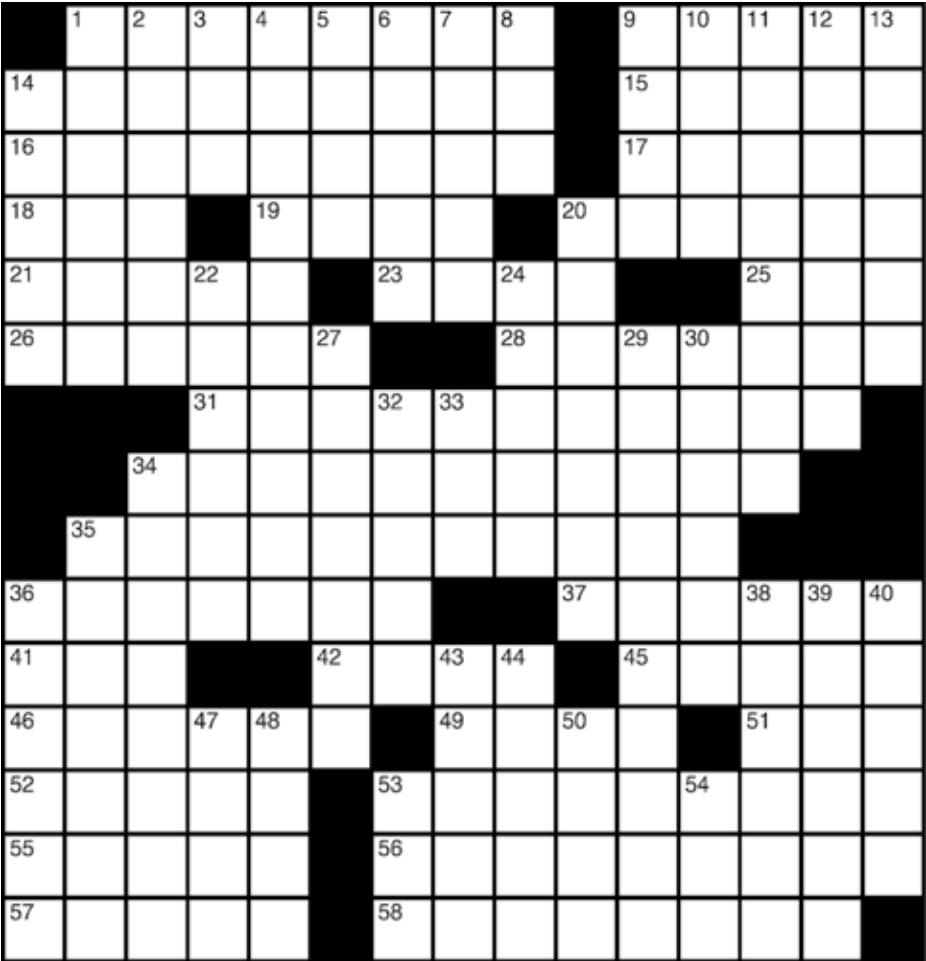
Kensington
Garden Club
<http://ken-talgardenclub.org>

Kensington Talmadge
Planning Group
www.ktpg.org

SOHO Save Our
Heritage Organization
www.sohosandiego.org

Are there any websites that should be included here
for the benefit of the Kensington community at large,
Please let me know at mtris@mac.com

CROSSWORD
PUZZLE



ACROSS

- 1 Technique providing percussion with a string note
9 Character in “The Iliad” but not “The Odyssey”?
14 Summer pick-me-up
15 Use as a bed
16 Spicy Mexican food
17 Extract metal from
18 Surg. sites
19 Ivy near an Acela stop
20 Ado
21 Big rings
23 NBA writer Zach
25 Question of method
26 Durango, por ejemplo
28 Crudely built city?
31 Many of today’s pro athletes
34 Total area?
35 Result of an imagined draft
36 Gum with Ice and Fire varieties
37 Riverbed deposit
41 B. A. Baracus portrayer
42 Warning accompanying a link
45 Ideal spots
46 Doomed 16th-century force
49 Criminal charges

- 51 Bon ____
52 Pressly of “Mom”
53 Subdivision showcase
55 Jeanette’s “Macbeth” (1948) co-star
56 Lenses
57 Touch-and-go
58 Blessings

DOWN

- 1 Makes a point?
2 Unleashes on
3 Big letters in security services
4 Is far from a good sport
5 Perennial #1 NCAA football team since 2008
6 Even slightly
7 Fifth-cen. pope called “The Great”
8 Monkey’s do partner?
9 As well
10 Long way to go?
11 Look here!
12 Depressions
13 ____ Jamison, one of two NBA players with 20,000+ points who’s not in the Hall of Fame
14 “From your mouth to God’s ears”
20 Rears
22 Feel bad about
24 Succeeded in
27 1992 Mamet drama
29 Three-time WNBA MVP
30 Synagogue text
32 Performs surgery on, in a way
33 Cambridgeshire cathedral city
34 Like a sure thing
35 Company founded in 1939 as Auto Avio Costruzioni
36 Key of Beethoven’s Violin Concerto
38 Submission to a radio station, briefly
39 Garden guardians
40 Will of “Blue Bloods”
43 Ice cream alternative, casually
44 Moved between banks, maybe
47 Berserk
48 Refuse
50 Amps (up)
53 Once-big storage unit that’s now quite small
54 Farm female

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PUZZLE
answers



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

PAR SCORE 260-270
BEST SCORE 352

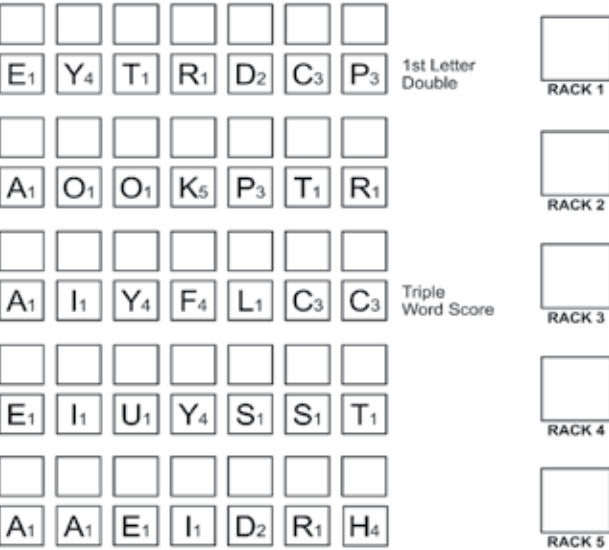
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. “Blanks” used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

11-27

SCRABBLE GRAMS

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PAR SCORE 260-270
BEST SCORE 352

FIVE RACK TOTAL
TIME LIMIT: 25 MIN

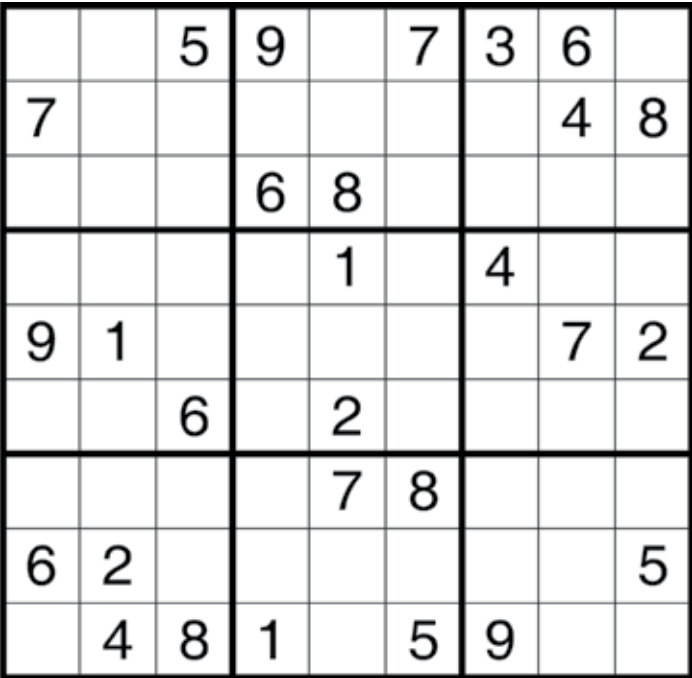
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. “Blanks” used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

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11-27

Sudoku

created by Crosswords Ltd.



Word Search - The Solar System



- MERCURY
JUPITER
VENUS
SUN
NEPTUNE
EARTH
SATURN
MILKY WAY
URANUS
PLUTO
MARS

JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

SREHF

OOO

RNSLA

OOO

PUYGMS

OOO

NCLEUT

OOO

“OOOOOOOO” OOOO

THAT SCRAMBLED WORD GAME

By David L. Hoyt and Jeff Knurek



Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

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by Mike Tristani

1. Can an agent represent both seller and buyer in a transaction in California and should it be done?

Yes. Perfectly legal in the State of California. Some of my best escrows have been “dual agency” where I am the Broker for both parties. I always ask permission to do so and if any seller is not comfortable with that then I only represent them as sellers. Basic premise is that as a dual agent, I am not allowed to share with the buyer what the seller will accept nor am I allowed to share with the seller what the buyer will pay. All offers are negotiated with each party making their own decisions. I can offer market information but ultimately each party makes their own decision. I have never yet had a dual sided escrow where either party felt at a disadvantage. One of the major benefits of dual agency is that there are no surprises. Everyone is kept informed. Negotiation on any repairs, credits, etc is also done without “drama” mainly because of keeping everyone informed. No one likes surprises in a real estate transaction! Dual agency can be a good thing.

2. If there are multiple offers and you as the Broker are also representing one of the buyers, does that buyer have an advantage?

No. Since each buyer makes their own decision on what to offer, the best offer in price and terms is the one that will prevail regardless of representation. Seller’s agent is not allowed to offer the price and terms received to all multiple offers UNLESS the seller gives specific



I CHALLENGE YOU TO A “DUAL”
... AGENCY THAT IS!

direction to do so. Offers are reviewed as they come in and the decision will be made to counter all, or some or to accept one as is assuming it is acceptable to the seller and seller does not wish to counter. If there is a commission difference for dual vs single agency that must be disclosed to all other agents in a multiple offer situation.

3. Are there additional disclosures that need to be provided if there is a dual agency?

Anytime a listing agreement or an offer to purchase is prepared, the first document issued is a “Disclosure Regarding Agency Relationship”. It spells out who is representing the

parties. If it is a listing and there is no buyer yet, the Broker represents the seller exclusively. Once a buyer is in place and if dual agency will occur, a new disclosure outlining that specifically will be issued. If the buyer is represented by their own agent then they will also issue their own disclosure. All parties must be aware of any and all agency relationships.

4. Should a seller take an offer from a buyer in a dual agency situation before the property is exposed to the general market?

I always discourage sellers from taking an offer, even from one of my buyers, before it comes on the market

because if they do, they will not know what the open market could have generated for them as the seller, especially in a stronger market. A property should have proper exposure to bring the most buyers to the table. Only with the sellers permission should you suggest they take an offer before it is offered to the general public.

Bottom line, having a dual agency relationship in a transaction can be productive if properly executed. As long as the seller and buyer feel confident that they are not compromised in any way then everyone will benefit at close of escrow. Disclosure and discussion are key! ■

THE
GOLDEN
RULES

Edward Jones

by David Tam,
Edward Jones in Kensington

If you’ve done any estate planning, or even if you’re just familiar with it, you probably know the basics — that is, a comprehensive estate plan can help you pass on assets to your family while also achieving other goals, such as designating someone to take care of your affairs if you become unable to do so. But you may not know about some other estate planning issues that could prove important in your life:

• **Power of attorney for students** – Children heading off to college may be considered legal adults in many states. Consequently, you, as a parent, may not have any control over medical treatment if your child faces a sudden, serious illness or is involved in an accident. Instead, a doctor who doesn’t know your child or your family may decide on a course of action of which you might not approve. To help prevent this, you may want to have your college student sign a medical power of attorney form, which will allow you to make decisions on your child’s behalf if doctors don’t think your child can make those choices. You might also want to combine the medical power of attorney with an advance health care directive or living will, which lets you specify



SOME ‘DID-YOU-KNOWS’
ABOUT ESTATE PLANS

actions you do or don’t want to happen. In any case, consult with your legal advisor before taking any of these steps.

• **Community property versus common law** – Not all states treat married couples’ possessions equally. If you live in a community

property state, the property you acquire during your marriage is generally considered to be owned in equal halves by each spouse, with some exceptions. But if you live in a common law state, the property you obtain while you’re married is not automatically owned by both spouses. In these states, if you buy

some property, you own it, unless you decide to put it in the name of yourself and your spouse.

This doesn’t necessarily mean, however, that your spouse has no rights, because common law states typically have rules that guard surviving spouses from being disinherited. But here’s the

key point: If you move from a community property state to a common law state, or vice versa, you might not want to assume that your and your spouse’s property ownership situations will remain the same. Consequently, if you do move, you may want to consult an estate-planning attorney in your new state to determine where you stand.

• **Pet trusts** – You always strive to take good care of your pets. But what might happen to them if you become incapacitated in some way? Unless you have a close family member or friend who’s willing to take over care for your pet, you might want to consider setting up a pet trust, which can take effect either during your lifetime or after you pass away. A trustee typically will make payments to the caregiver you’ve designated for your pet, with payments continuing for the pet’s lifetime or a set number of years. Again, an estate planning attorney can help you with this arrangement.

Estate planning certainly involves the big-picture issue of leaving a legacy to the next generation. But the issues we’ve discussed can also be meaningful to you, so you’ll want to address them properly. ■

This article was written by
Edward Jones for use by your local
Edward Jones Financial Advisor.



JULY 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
		INDEPENDENCE DAY				
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
			FLAG DAY			
18	19	20	21	22	23	24
FATHER'S DAY	JUNETEENTH		SUMMER BEGINS			
25	26	27	28	29	30	



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tips and tricks

STEALTHY WAYS TO FAKE AN ENTRYWAY IN A TIGHT SPACE

by Katie Bandurski & Kit Selzer

Coats, shoes, sunglasses and keys all deserve a spot near the door. And they each need a place to call home at the end of the day. Creating a drop zone inside the door can be tricky if your home doesn't have a designated foyer or mudroom, but with the right storage strategies, a sliver of wall space is enough to contain these basics. Bonus: Pared-down storage keeps you from stowing more in your entryway than you actually need. Use these space-efficient strategies, including shelves, narrow tables and cute cubbies, to fake an entryway with style.

WALL-MOUNTED ENTRYWAY STORAGE

Inspiration for these wall-mount containers came from outside: They're window planter boxes. Mounted on an entry wall, they become clever catchalls that are more useful than shelves and durable for daily use. Bins now line the boxes to sort and organize items.

To maximize vertical space, first mount one for shoes low, just above the baseboard. Then hang a mirror at a comfortable height for a once-over. Center the other bin below the mirror. The space left is prime for hooks to hold pet gear or jackets.

DIY ENTRYWAY STORAGE

Assign closet duties to a wide section of wall and gain the benefits of a handy counter. Long and shallow, this DIY center of organization packs in the storage but stays out of the way. A three-piece plywood top spans a whopping 10 feet, bridging two 16-inch-deep cabinets and a row of coat hooks. The paneling is installed half as deep as the cabinets to keep the hooks within reach.



Displaying artwork and accessories makes the unit seem like living room furniture. Birch boards wrap around the toe-kicks for a built-in effect.

CORNER ENTRYWAY

Tucked into a corner, this faux entryway is convenient but not in the way. A petite dresser provides hidden storage for keys, sunglasses, gloves and other accessories, while creating a display space for fresh flowers and decor. An umbrella stand keeps rain gear organized.

ENTRYWAY CLOSET IDEA

A hyper-organized closet can double as an entryway. Hooks of varying heights hold jackets, backpacks and purses, while floating shelves keep shoes in check. Patterned wallpaper and a striped area rug give this closet personality and add depth. Plus, unlike an actual entryway, you can simply close the door when guests come over.

KITCHEN ENTRYWAY SOLUTION

If your door opens directly into the kitchen, add a freestanding island cart. This versatile furniture piece

holds extra cookware and doubles as a prep or serving station. A simple hook tucked behind this kitchen door holds aprons, reusable grocery bags and purses. A large poster adds character to the makeshift entryway.

ENTRY CONSOLE TABLE

Carve out an entryway by placing a slim console table against a wall near the door. This inspiring entry, fashioned from an awkward half-wall, keeps it simple with a bright, jewel-tone table, fresh-cut flowers and a motivational poster. The upper half of the wall is coated in chalk paint to create a handy message board. A vintage bin tucked under the table organizes shoes, while a chevron rug catches dirt and debris.

ENTRYWAY PET STORAGE

Keep all of the essentials for the family pet in one spot. Your furry friend will love curling up in his own corner, especially with his food and water bowl close by. Bountiful cabinet space holds extra food and toys, while wall hooks contain collars and leashes until it's time for a walk.

ENTRYWAY BENCH IDEA

Park a bench inside your doorway for a fake entryway that's both practical and pretty. The distressed finish on this wooden bench gives the piece character, while its location makes it easy for guests to take a seat and remove their shoes. Hanging hooks take the place of a traditional coat rack, and a basket beneath the bench organizes small items.

DIY ENTRYWAY STORAGE UNIT

Inspired by office file cabinets, these cubed units give everything a place. Assign kids their own cubbies to store school supplies or outdoor gear. On weeknights, have kids stock their storage container with everything they'll need the next day. Attach wall-mounted organizers and hooks to the side to keep keys and mail organized.

STAIRCASE ENTRY SOLUTION

When your home opens directly to a staircase, it can be difficult to find a spot for an entryway. In this case, a gilded dining room chair offers guests a spot to sit and take off their shoes, while a curved newel holds a purse. An area rug stops dirt from being tracked into the house.

ENTRYWAY MIRROR IDEAS

A mirror is a smart addition to a tiny entryway. This decorative accessory helps define the drop zone and, by reflecting light, makes the space appear larger. It also provides a handy way to check your reflection before heading out the door. Hang a mirror directly above a small dresser or table to fake an entryway in style. ■

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AMERICA'S TEST KITCHEN



SIZZLING BEEF LETTUCE WRAPS

INGREDIENTS – SERVES 4

- 1 cup unseasoned rice vinegar
- 3 tablespoons sugar
- 1/2 teaspoon salt
- 4 Persian cucumbers, sliced into half-moons
- 1/4 cup mayonnaise
- 1 to 2 teaspoons sriracha sauce
- 3 tablespoons soy sauce
- 2 tablespoons packed brown sugar
- 4 garlic cloves, peeled and minced
- 1 tablespoon toasted sesame oil
- 1 pound 85% lean ground beef
- 2 tablespoons water
- 1/4 teaspoon baking soda
- 1 head Bibb lettuce (8 ounces), leaves separated
- 1/2 cup fresh cilantro leaves
- 4 scallions, dark green parts only, sliced thin

DIRECTIONS

1. For quick pickles: In a medium microwave-safe bowl, combine vinegar, sugar and salt. Heat mixture in microwave until it's hot and begins to bubble at the edges, 1 to 2 minutes. Stir mixture with spoon until sugar dissolves. Add cucumbers to the bowl and stir to combine. Let mixture sit, stirring occasionally, for 45 minutes. (Pickles can be refrigerated in brine for up to 1 week.)
2. In a small bowl, stir mayonnaise and sriracha until well combined; set aside.
3. In a second small bowl, combine soy sauce, brown sugar, garlic and oil.
4. In a medium bowl, use wooden spoon to mix beef, water, and baking soda until well combined. Let beef sit at room temperature for 5 minutes.
5. Add beef mixture to 12-inch nonstick skillet. Cook over medium-high heat, breaking up meat into small pieces, until no longer pink, 8 to 10 minutes.
6. Add soy sauce mixture to skillet (sauce will bubble up) and stir to combine. Cook until most of liquid evaporates, 3 to 4 minutes.
7. Transfer beef to 1 side of serving platter. Arrange lettuce leaves on the other side of the platter.
8. Place pickled cucumbers, cilantro, and scallions in individual serving bowls. To serve, fill lettuce leaves with beef mixture and top with pickled cucumbers, cilantro, scallions, and sriracha mayonnaise.

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FIRE-EY QUESTIONS FROM YOUR NEIGHBORS

SUSPECT SUMMER SCORCHER AHEAD? WHAT OTHER FIRE SAFE EFFORTS ARE NEEDED?

by Judy Beust Harrington,
Co-Chair, Kensington Fire Safe

This column is your fire safe council's effort to safe.org and we'll do our best to find the answer!

Q: A recent inquiry: "What else could our community do to be more fire safe this year?"

A: Kensington Fire Safe's primary focus has been clearing excess fire fuel through our annual Dumpathons, when we provide dumpsters in various locations for residents to dispose of their green trimmings at no charge. Each one holds about a ton of greenery, so our eight dumpsters this past April hauled some eight tons of fuel out of our community.

WHAT ELSE COULD WE BE DOING? LOTS, IF WE HAD MORE VOLUNTEERS, INCLUDING:

1. More Community Education: Someone could help organize presentations for our community or other activities, particularly during Fire Prevention Month each October. The few we've done, including fire safe landscaping, home insurance issues, and home hardening have been well-attended. The Red Cross has additional talks that might interest residents.

2. Writer: Research and write occasional fire prevention postings for Nextdoor, Facebook and our website, eg. Christmas fire prevention, fireworks safety, home evacuation planning, etc.

3. Clearing Crew Recruitment:



The 2019 Fairmount Avenue fire, which I could see from across the street, caused evacuations in Talmadge. Photos by Ken Burkhart.

It would be great to have someone explore if it's possible to negotiate a volume discount with a landscaper or contractor for people willing to pay for help in clearing their canyon during our Dumpathons. Or, work with the non-profit Canyonlands on what they can do to help us make our canyons less fuel-filled.

4. Invasive Plant Researcher: talk with local landscapers and/or local nurseries regarding their policies on planting or selling invasive, highly flammable trees or shrubs (like the eucalyptus recently planted in a local home). Are they promoting low-flammable, non-invasive native plants? What next steps should we take? Lots of good info online about this subject.



WUI WORK?
5. Home Landscaping Recognition: It would be great to develop a fun way to recognize neighbors who have mastered attractive, low-flammable gardens. Or maybe just individualized information for those interested on how their gardens could be made more fire-safe.

TWO POPULAR PROGRAMS WE MIGHT BRING TO KENSINGTON:
• SD County Water Authority's landscape makeover training program has tips on reducing water-thirsty lawns in favor of native, low flammable plants.
• CalFire and other agencies' "Wildland Urban Interface" (WUI) workshop – we are a designated WUI. Participants

learn about fire behavior prediction, evacuation and survival tips, etc. They also conduct a field trip during the workshop to assess interested homeowners' properties for fire safety.

6. Info to new homeowners: It's been suggested to us that we should provide fire safety information to new homeowners. First-time canyon homeowners also need to understand code requirements for taking care of their canyon backyards, and the help our Dumpathons can give them. But it takes a village to do this kind of outreach!

7. Firefighters liaison: We want to support our local firefighters as much as we can so having someone connect with them and coordinate efforts would be a big help. Maybe a special appreciation event on May 4th - International Firefighters Day.

8. Explore what other area Fire Safe Councils are doing, maybe some of those efforts would work for us too; help start a FSC in Talmadge or Normal Heights, or could we organize a goat brush-clearing project? There are probably more great ideas out there, but people-power is needed.

None of this appeals to you? How about being a part of our group to help with existing work, or maybe just be KFS booster – join our Nextdoor group, give us feedback on our postings here in MetroView, or on Nextdoor and Facebook, and—as always—send your questions or comments to info@kensingtonfiresafe.org. ■

4 MUST-HAVE FEATURES HOMEBUYERS ALWAYS LOOK FOR

by Katie Bandurski & Kit Selzer

Today, first-time homebuyers have a more casual, laid-back lifestyle—and that's reflected in their home search priorities. Less concerned about formal home design styles, soon-to-be homeowners aren't necessarily looking for homes with a rigid layout. Instead, topping their list of must-haves is the flexibility of high-tech features and extra spaces. The home's appearance is also high-priority, with the use of natural textures and curb appeal commonly at the forefront of potential homeowners' minds as they shop the real estate market. Here are the essential features homebuyers are constantly asking for—and what you should look for when purchasing a home or prepping yours for sale.



1. NATURAL SURFACES SHINE
Marble, concrete and wood are having a moment. Buyers are seeking out natural (and natural-looking) surfaces for every space—hardwood floors in the living area instead of covering the room in carpeting, natural stone countertops in kitchens and bathrooms. This preference extends to furniture and accessories too. The rich wood finishes characteristic to midcentury modern decor continue to be popular, for example.

2. EXTERIORS MATTER
Much like meeting a new person, a home needs to create a positive first impression to make you want to come back to it over and over. This means that exterior appearance is just as important as interior design (if not more so!). You want to feel content and happy to return to your home at the end of a long day, so making it visually pleasing is paramount. There are many things you can do to boost curb

appeal, including projects as simple as painting the front door. Other tasks include adding attractive landscaping, ensuring pathways are well-lit, and performing regular maintenance on the roof and siding.

3. BONUS ROOMS APPEAL
Another item that's hot on potential homebuyers' lists? A spare room! Because it's not set as a bathroom or bedroom, this extra space could be used for different

purposes over time. Bonus rooms might end up as home offices, workout rooms or kids' playrooms as your family's needs change throughout the years. These versatile, multifunctional spaces provide the flexibility homebuyers are looking for in a home layout.

4. TECH TEMPTS
A recent survey conducted by Better Homes and Gardens Real Estate revealed something interesting

about first-time homebuyers. Today, budding homeowners are excited about smart home features. They want to be able to lock doors, adjust the thermostat and turn on lights using voice commands or their smartphone while they're away. Smart technology helps automate basic tasks, which means you have one less thing to worry about. ■

- SPOTLIGHT ON KENSINGTON -

MEET THE KENSINGTON AUTHORS

The Friends of the Kensington Normal Heights Library announce the inaugural program **"Meet the Kensington Authors"**, an introduction to 4 local published authors from diverse genres. The interactive event will include a moderated question and answer segment and an opportunity to talk with the author's individually. This event, co-sponsored by Kensington Community Church, takes place on **SATURDAY, MAY 6, 2023, AT 2 PM***. This is free to all attending.

Featured authors and community members include: Carrie Hasler, George Burger, Dean Calbreath, and Maggie McCann. Each of the four writers will share their history

and clues to their creative process.

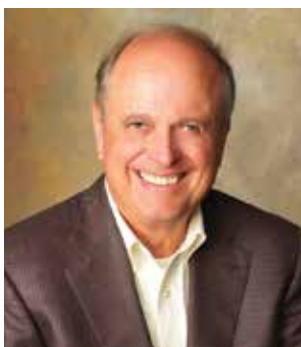
Books will not be available for sale at this event, but attendees are encouraged to bring a book for the author to sign.

The Friends of the Kensington Normal Heights Library is a chapter member of the San Diego Public Library, a California non-profit Public Benefit Corporation. KNH volunteer members meet monthly to review and plan events that assist with the financial support of Library programming and purchases.

The Kensington Community Church is a longtime resource and touchstone for the Kensington neighborhood.

The church celebrates faith through inclusivity, hospitality, service, and social justice. Kensington Community Church is an open and affirming congregation in the United Church of Christ. The church loves partnering with those who seek to make Kensington and the world a better place through compassion, understanding, and love.

***This Event May Have Taken Place Before This Publication Reaches Your Home. However, We Wanted You To Know About These Excellent Kensington Authors! More Events Will Be Scheduled In The Future!**



G. J. Berger

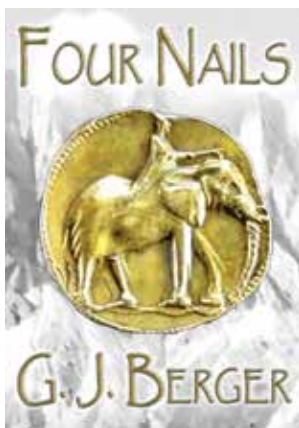
When G. J. was eight, his mom told him the story of Hannibal crossing the Alps with elephants and a great army. He asked her what happened to Hannibal. Mom didn't know, but he was hooked, had to find out. G. J. spent much of his young life on the road and at sea. Old walls, canals, storage holes deep in the ground, made him wonder about how they got there, about the people who built them. The award-winning *"South of Burnt Rocks—West of The Moon"* and the second historical, *"Four Nails"*,

bring to readers the lives and times of Hannibal and history's greatest elephant.

For decades G. J. worked as a trial lawyer. That naturally led to his recent legal thriller *"Chasing Justice."* One author reviewer says of it, "With *Chasing Justice*, accomplished historical novelist G.J. Berger makes an impressive debut in the conspiracy thriller genre. In a league with the best of Grisham and Baldacci." Both *"Four Nails"* and *"South of Burnt Rocks"* won recognition as the best historical fiction of 2012 and 2015-16, respectively, from the San Diego Book Awards. "Publishers Weekly", Kirkus Reviews, and the "Huffington Post" have praised G. J.'s novels.

Author of:
Chasing Justice
Four Nails

South Of Burnt Rocks—West Of The Moon.

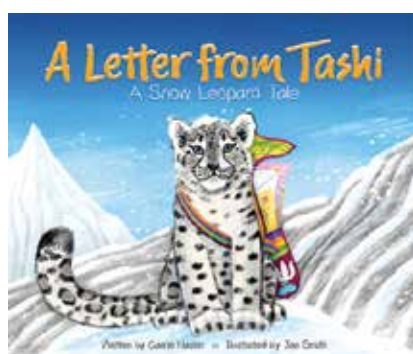


Carrie Hasler

With over twenty years of experience in education, Carrie Hasler is an award-winning author, editor, and publisher of children's books and educational curricula. In 2015, she co-launched Blue Sneaker Press, which publishes children's books that educate, entertain, and engage children about issues that affect our world. Carrie is the author of *Coop Squad: The Aqua Adventure* as well as five picture books published by San Diego Zoo Wildlife Alliance Press: *Ty the Quiet Giraffe*, *A Letter from Tashi*, *A Wish for Pangolin*, *Koala Crossing*, and *Sloth's Treehouse Inn*.

In 2019, Carrie was the recipient of the Benjamin Franklin Gold Medal for Best New Voice in Children's Books as author of *Ty the Quiet Giraffe*, and in 2020, her picture book *A Letter from Tashi* was the recipient of the Benjamin Franklin Gold Medal for Best Children's Picture Book. Her sixth picture book, *A Good Sign for Bjorn*, will be available in late 2023. In addition to her work as an author, she is an editor and publisher of numerous books, including the San Diego Zoo's award-winning Hope and Inspiration series, and she develops and writes curricula for online educational programs. Visit carriehasler.com for more information.

Author of:
Coop Squad: The Aqua Adventure
Ty the Quiet Giraffe
A Letter from Tashi
A Wish for Pangolin
Koala Crossing
Sloth's Treehouse Inn
A Good Sign for Bjorn (fall, 2023)



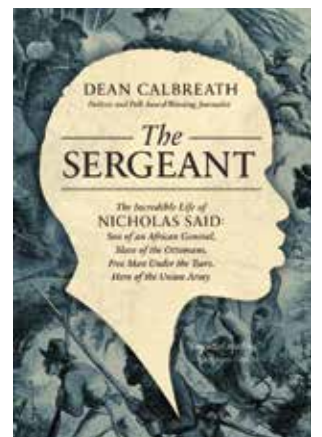
Dean Calbreath

Dean Calbreath is a lifelong journalist who was part of the team that won the Pulitzer Prize for exposing the largest known individual corruption case in Congressional history: the \$2.4 million of Rep. Randy "Duke" Cunningham. He moved to San Diego in 1997 from Prague, where he had been a special correspondent for *The Wall Street Journal*. Over the next two decades, he covered such diverse topics as fluctuations in the local economy, political and economic changes in Mexico, Japan and China,

and the mood in the Arab world after 9/11, for *The San Diego Union-Tribune* and *San Diego Daily Transcript*.

After retiring from daily journalism in 2016, he has devoted his time to researching and writing about history, which led to the 2023 publication of his book *The Sergeant*, about an African-born soldier in the Union Army, which has been described as "essential reading" by historian Henry Louis Gates, Jr. The book tells the real-life story of Nicholas Said, who was born in the center of Africa and traveled extensively throughout the Middle East and Europe, meeting kings, emperors and tsars, before arriving in the U.S. on the eve of the Civil War.

Author of:
The Sergeant



Maggie McCann

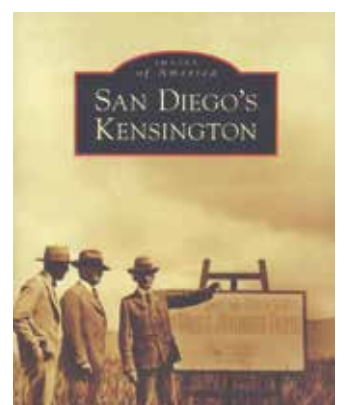
Maggie McCann, retired from the technology industry in 2013, is a founding member of The Heart of Kensington (HoK), a non-profit neighborhood preservation advocacy group. The Heart of Kensington celebrates Kensington's uniqueness by conducting historic home tours and lectures, communicating information about our historical resources, and interacting with preservationists in other historic neighborhoods. The Heart of Kensington is a member of the City-wide

Neighborhood Historical Preservation Coalition, and supports the efforts of other neighborhoods to preserve and showcase their historic resources. Ms. McCann created and maintains the HoK website, www.HeartOfKensington.org which includes a current listing of all the historically designated resources in Kensington.

Maggie has created and directed several historical home tours of Kensington, conducts independent historical research, and is a frequent volunteer for Save Our Heritage Organization. Additionally, she writes a bi-monthly article on local Kensington history, published in Mike Tristani's *MetroView* newspaper.

A twenty year resident of Kensington, Maggie shares her Edgeware Road home with a dog and two cats, and spends her time gardening, saving trees, taking naps and drinking wine.

Writer of:
Historic Kensington in MetroView



- HISTORIC KENSINGTON -

CARL B. HAYS, MASTER BUILDER

by Maggie McCann

Kensington is home to many houses built by Master Builders and designed by Master Architects. The City of San Diego designates architects and builders as established Masters based on their body of work in San Diego. The City designates a house as a historic resource based on several criteria, including “Criterion D”, whether the house is representative of the work of an established Master Builder or Master Architect. The Historical Resources Board definition is, “A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”

A Master may be recognized based on things such as “Quality of design and detailing excellence; use of new or traditional materials in a new way; Publication in trade journals and/or the popular press. Publication in scholarly journal articles or books; and Acknowledgement by design peers through formal awards and citations.” The Historical Resources Board has established over 50 Master Architects and over 25 Master Builders. A complete list of all Masters is available by contacting Historical Resources staff or look for “Biographies of Established Masters” on the City’s website.

Most of the historically designated houses in Kensington were designed and built by unknown people. Yet there are at least 43 notable works by Masters in Kensington, including buildings designed by Master Architects Richard Requa, Louis Gill, Cliff May, Charles Salyers, William Wheeler, Wayne McAllister and Richard Lareau. At least 11 Master Builders are recognized in our neighborhood, including Bathrick Brothers Construction Company, Chris Cosgrove, the Dennstedt Company, Lewis Dodge, Carl B. Hays, Allen Hilton, Pear Pearson, Charles H. Tifal, and Benjamin M. Torgerson. The most prolific Kensington Master Builder of them all was Louise Severin, with six historically designated houses in Kensington to her credit. Severin’s story has been told in these pages previously, so now we want to introduce the second-most prolific Master Builder in Kensington, Carl B. Hays.

The City’s biography tells us that Carl B. Hays was born in Ohio in 1884. He moved to San Diego in the early 1920s, as the 1923 San Diego City Directory lists him as a partner in the real estate firm Hays, Howard & McCoy, along with C. E. Howard and E. L. McCoy. Hays and McCoy remained partners until 1924. This was likely the period when Hays and McCoy perfected their signature floor plan that they went on to use in Kensington, Talmadge, North Park, and many other communities. In 1936, he partnered with Richard M. Jackson to start the firm Hays & Jackson. Their partnership lasted until Hays’ retirement in 1942.

Several advertisements in the San Diego Union during Hays’ career characterized him as one of the influential builders in Kensington Heights. He was included in a 1937 photograph of industry leaders such as A.L. & A.E. Dennstedt, Henry F. Landt, R.S. Brock, John Lovett, Raymond Perrigo, Lawrence Michael, Van Brady, and George Forbes, developer of Kensington Heights



HAYS BUILT 5 HISTORICALLY DESIGNATED HOUSES IN KENSINGTON:

- **Carl and Matilda Hays Speculation House #2,** 4849 Canterbury Drive, 1928
- **Enrique and Esperanza Aldrete/Carl B. Hays House,** 5232 Marlborough Drive, 1929
- **Carl and Matilda Hays/Elmer and Susie McCoy Spec House #1,** 4117 Middlesex Drive, 1930
- **J.W. Harlan and Carl and Matilda Hays Spec House #1,** 4165 Rochester Road, 1928
- **Thomas J. and Rosa Lee Gester House,** 5183 Bristol, 1928

Hays’ recognition as a Master Builder came with the submission of the historic nomination report for the Enrique and Esperanza Aldrete/Carl B. Hays House. At the time the house was built, Hays and his wife lived in Kensington where Mr. Hays had built a home for himself

and his wife, Matilda, at 4881 Marlborough Drive. The couple lived in this home he designed for nearly 40 years, until his death on June 28, 1965. His widow lived there until 1971, when she moved to the Cloisters of the Valley retirement home and resided there until her death on January 12, 1986 at the age of 97.

Hays, in partnership with Howard & McCoy, was also the builder of the Castle Park neighborhood in Chula Vista. He built homes in Normal Heights and City Heights as well. Hays’ architectural designs range from small and modest examples of the Spanish style to very large examples like the Aldrete house. His career spans the most significant and influential late 1920’s time period of the Spanish Eclectic style in California, although he built homes in San Diego from 1924 until his retirement in 1942, at the start of World War II. Hays’ ability to survive the 1930’s Great Depression and almost complete shutdown of the building industry is a testament to his skill and talent as a builder and a businessman. ■





Market View

619-501-4000 • www.MetroSanDiego.com

Mike's Recent Market Activity

The Kensington Collection



KENSINGTON! - 4196 Rochester Road

One of the very best locations in Kensington on a three quarter acre QUIET sweeping canyon view lot! Two bedrooms two baths plus a separate studio with bath and an oversized two car garage! Light filled with windows all around taking in the captivating view. Generous pool and patio areas both upper and lower levels allowing for resort like living! Beautiful hardwoods with exquisite inlays, formal LR and DR plus a comfy "sitting room" to sip coffee and enjoy the view. Classic Kensington at its best!

Offered at \$2,175,000



KENSINGTON! 4358 Alder

Three bedroom three bath traditional styled home on a quiet lot complete with pool! Formal LR and DR as well as a gorgeous open kitchen and family room leading to the pool and entertaining areas.

Offered at \$2,097,000



KENSINGTON!

Vacant Parcels - Aldine Drive

Nine individual parcels on the Aldine canyon. Seller will sell all together or individual lots (\$65,000 per). Call Mike for information on zoning and usage.

Offered at \$569,000 (for all nine)



KENSINGTON!

4037 South Hempstead

Significant charm in this impeccable 2br 2ba with a huge canyon view! On two levels the upper is the living room, kitchen and dining area with vaulted ceiling and fireplace and one of the bedrooms. Lower level is main bedroom and bath, beautifully done.

Offered at \$1,199,000



92105!

4328 41st Street

Two bedroom 1.5 bath remodeled throughout. Great starter home with room to add on, ADU's, extra units!

Closed at \$722,000



TALMADGE!

4998 Lucille Drive

Two bedroom fixer on a large open 1/2 acre canyon view lot! In the north end this is a dream home in the making! Room to add on and still retain a spectacular view!

SOLD to an owner occupant and not an investor!

Closed at \$960,000



KENSINGTON PARK!

4240 Caminito Pintoresco

Exceptional townhome in an exceptional community!

Three bedroom home remodeled to perfection! Attached two car garage, two pools, gated community, beautiful grounds and great access to all! Over 1700 square feet this home is a great value!

Offered at \$959,000

MIKE TRISTANI HAS CLOSED 305 ESCROWS IN KENSINGTON!

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MetroSanDiego.com

Search the entire San Diego Multiple Listing Service for ALL listings in San Diego County!

MIKE TRISTANI CLASSIC SAN DIEGO HOMES

If your home is currently listed for sale, please excuse my proactive marketing. It is not my intention to solicit the listings of other brokers.

