

DANA LIFE

3rd Issue | November/December 2020 | Dana Point, CA

*Happy
Holidays*

- New Home Listings
- Featured Local Businesses
- Home Loans
- Holiday Organizing & Entertaining



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your phone camera



Digital Version



The sounds of football, a cozy fire, the smell of a pine tree, a warm beverage and the crisp morning air; the smiling eyes, the extra kindness at the cashier's line and the gracious neighborly waves. These are a few of my favorite things about the season. And though it may be completely different this year without the mass shopping trips and endless holiday parties to attend, this holiday season is a time that we can all appreciate in a different way. Find the crystal in the snow storm, if you will.

If you are anything like me, you look up at the end of the season and realize it happened in the blink of an eye and that you weren't able to fully stop and enjoy the special moments that make it all worth it. And in the end you see that another year has passed, and although you've given it your all by spreading cheer, filling others' season with delight and spreading love through gifts and baked goods, you have nothing left for you.

We are so good about making sure everyone around us is taken care of and happy that we neglect giving ourselves the gift of...This is the year to take a bit of extra time, to give yourself the gifts you deserve. Whether it be the gift of health (9-10), the gift of financial wealth (12), the gift of letting someone else plan your event (13), the gift of organization (11) or the gift of the home you have been dreaming of (3-4), now is your year! Take that Yuletide spirit, wrap yourself in well-deserved self-love and attention and submerge yourself in everything that makes YOU happy. After all, you must care for yourself first so you can fully care for the ones you love.

I hope this holiday season brings you and your family the gift of close, warm and cozy, play-by-play memories that will linger as one of the best holiday seasons you have ever shared.

Happy Holidays



Cover photo credit

LEILANI
SERRAO-BAKER

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Gallery

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PERFORMANCE
REVIEW

34.85

Average days on market

100.98%

Average list to sales price

100%

OF APPRAISALS AT
OR ABOVE LIST PRICE

100%

SOLD LISTINGS

Keys by Christmas? You Can!



CrossCountry Mortgage, Inc. NMLS3029, 31351 Rancho Viejo Rd., Suite 201, San Juan Capistrano, CA 92675 NMLS1790854. *This 10-Day Close Guarantee ("Guarantee") is subject to and conditioned on the following terms: The Guarantee applies to purchase products only which include FHA, VA, Conforming and High Balance Loans. This Guarantee is not applicable to Brokered Loans, Delegated products ONLY. 10-day closing must be written into the Purchase and Sales Agreement. The 10 days are calendar days not including Sundays or Holidays and shall commence under the Guarantee when: (a) consumer indicates an intent to proceed; and (b) consumer submits to CrossCountry Mortgage, Inc. all of the documents required by CrossCountry Mortgage, Inc. to close the loan ("Guarantee Trigger Date"). CrossCountry Mortgage, Inc. is not liable for delays ("Delays") which are caused by events beyond the control of CrossCountry Mortgage, Inc. which prevent CrossCountry Mortgage, Inc. from complying with any of its obligations under this Guarantee, including but not limited to, delays caused by the consumer or other third parties. Accordingly, this Guarantee is not enforceable if such Delays occur and the loan closes after the Guarantee time period. If there are no Delays and all the foregoing conditions are satisfied and the loan doesn't close within 10 calendar days of the Guarantee Trigger Date, then CrossCountry Mortgage, Inc. will credit the consumer (at the time of closing) the penalty amount as specified in the related Purchase and Sale Agreement up to \$100 per day ("Credit"). The consumer is not entitled to the Credit if the loan doesn't close for any reason. Consumer not required to provide documentation and may obtain a Pre-Qualification. This is not a commitment to lend; subject to credit and underwriter approval, all promotions are subject to change or cancellation without notice. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. www.nmlsconsumeraccess.org



USE THE MAZZO GROUP'S 10 DAY QUICK-CLOSE GUARANTEE!*

Our quick-close loan program helps you emulate a cash offer. We even may be able to close in as little as 10 days, guaranteed!

With an extensive offering of mortgage loan programs, fantastic rates, and closing guarantees, along with Five Star service, now more than ever

Experience & Results Matter.

4-REASONS TO ACT NOW

- Get tax advantages for 2020
- Lock in a low rate while they are still available
- Less competition with other buyers
- Low down payment options

DON'T WAIT, CALL US NOW!

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JUST SOLD

24672 Jeremiah Dr, Dana Point, CA 92629

\$960,000

4 bd | 2 ba | 1,792 sqft



This bright and airy, single level, 4-bed, ranch-style home is located in the desirable neighborhood of Dana Crest. Just minutes to the beach, shopping, dining and movies, this single-level home offers a blank canvas for you to reimagine and make your own. Abundant natural light and cool ocean breezes flow through the home of nearly 1,800 sq ft. High vaulted ceilings foster a sense of openness, and a cozy brick fireplace adorns the living area. The backyard includes a spacious hardscape, manicured hedges and lemon tree, and a shed for extra storage. You'll love to grill on the shaded patio with a built-in sink and countertop! This is a prime opportunity to create your dream home in a coveted location.



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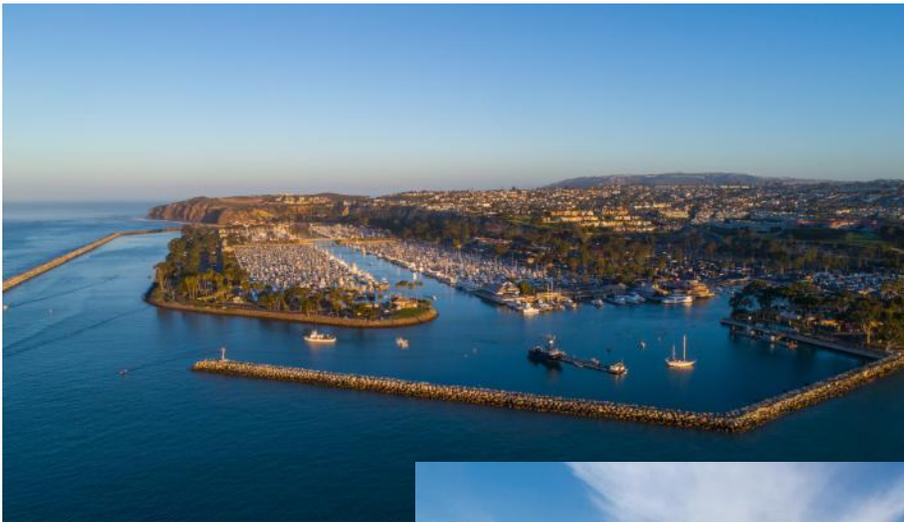
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Leilani@leilanibakerhomes.com
leilanibakerhomes.com



Featured Listing

If you would like to see
your home featured here,
contact Leilani.



4 beds
2 baths
1,792 sqft



Sold by Leilani

35 Ashburton Pl, Laguna Niguel, CA 92677

3 beds 3 baths 2,143 sqft

Sold: \$1,165,000



32851 Buccaneer St, Dana Point, CA 92629

4 beds 4 baths 2,416 sqft

SOLD: \$1,055,000



24482 Caracas St, Dana Point, CA 92629

4 beds 3 baths 1,932 Sqft

SOLD: \$975,000



JUST SOLD

22831 Mariano Dr
Laguna Niguel, CA

\$740,000

2 beds

1,369 sqft

2 baths

Year Built 1976

Single level with views that stretch from the mountains to the ocean! Open your gate and enter your private/peaceful courtyard. Through your inviting front door you will find an open-concept area with vaulted ceilings, a living room with a cozy brick fireplace, as well as a dining room perfect for entertaining.



HAPPY Thanksgiving

FROM MY FAMILY TO YOURS

This is a special recipe that I created and share with my family and friends every year. Cooking and a passion for food played a pivotal role in our home bringing us together to reflect, laugh and love. Like Lawyers Title and our amazing service, this gift is far too precious not to share with others. We are extremely grateful for your kindness and support!

CORNBREAD BUTTERNUT SQUASH STUFFING RECIPE

Ingredients

3 boxes of Jiffy Corn Muffin Mix
1 cup milk
3 eggs
½ tbsp. olive oil
1 cup cubed butternut squash
3 cups chicken broth
6 breakfast sausage links
1 cup celery

½ tbsp. of fresh squeezed orange juice
2/3 cup shallots
½ cup chopped pistachios
1 tbsp. white wine (Chardonnay)
1 tbsp. fresh chopped sage leaves
sea salt & cracked pepper
Kerrygold Butter

Preheat oven to 400 degrees

- 1) Brown sausage in pan, set aside.
- 2) Mix 3 boxes Jiffy Corn Muffin Mix with milk and eggs and bake for 15-20 minutes.
- 3) In medium heated pan add olive oil and saute butternut squash, celery, shallots, white wine and cook for 15 minutes or until vegetables are tender and shallots are lightly browned.
- 4) When cornbread is baked and slightly cooled, break apart into large mixing bowl.
- 5) Add chopped sausage, sage, pistachios, chicken broth and sauteed vegetables and mix.
- 6) Salt and pepper to taste.
- 7) Stuff the turkey cavity or bake as a side dish at 375 degrees with 3-5 pats of butter for 15-20 minutes

SERVE AND ENJOY!



JOSHUA MEADOR

Sales Executive

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🌐 www.JoshMeador.OCLTIC.com

Getting to know...

Jose Mayoral and Nadia Jaramillo of Unleash Ur Inner Beazt

Certified Personal Trainer & Fitness Nutrition Specialist from NASM-National Academy of Sports Medicine



Since Covid hit, it's been a challenge to find a way to stay socially connected and fit at the same time. I've been fortunate to be a part of the Unleash Ur Inner Beazt family. Jose was my trainer before Covid and has been the answer, for me, since the pandemic started. He and his fiancé', Nadia, established this incredible business that not only keeps you in shape and assists you in changing unhealthy habits, but also provides community. Where else can you take a Zoom class where the instructor is yelling your name and the rest of the participants are directly asking you how your day has been? Their unique platform provides both! And because it has had such an impact on me, I just had to share.

Contact Jose & Nadia: 909 286-4811

1. How did Unleash UR Inner Beazt come about?

At the beginning of quarantine all the gyms closed, so we decided to start doing free zoom classes for people who I use to train before the pandemic. When gyms opened their doors again, most of our people had already fallen in love with the convenience of doing zoom classes from home. They didn't feel comfortable returning to the gym and requested that I continue the classes. That's when Nadia and I came up with the idea to continue with the zoom classes, but as a business. It turned out to be one of the best decisions. That's when UUIB UNLEASH UR INNER BEAZT was born.



2. What makes your business model different?

What makes us different is everything that we do for our members. It all comes from the heart and with the best intentions. We truly care about our members and are willing to do whatever we can to help them get healthier, stronger and all around better. To us, they are not just a number, they are family. Our main goal is to build a loving, positive and supportive community.

Besides, no one in the fitness industry is able to offer so much for the price of one membership. Our prices are very affordable starting at \$49 per month.

We offer :

- *Daily Zoom workout classes
- *Cooking classes
- *One-on-one nutritional advice
- *Fundamental and form classes
- *A members-only get together once a month
- *One membership per household

3. What types of fitness training do you offer your clients?

We offer high intensity Boot Camp style Zoom classes that you can easily do from the comfort of your home with very minimal gym equipment required.

4. How many classes a week do you offer?

We have 4 classes daily Monday–Friday (5am, 7am, 9am and 6pm) and one on Saturday at 9 am. Once a month we have a planned activity, a cooking class or a fundamental and form class.

5. What makes your business special and what inspires you to continue?

Definitely the love and support we give and receive from our members. UUIB has been one of the biggest blessings in our lives and we are so grateful and happy for this great opportunity. To be able to help everyone obtain a better quality of life has no price. From day one we made a commitment to help everyone obtain great results and we believe that we are on the right path. We appreciate the opportunity we have to transform everyone's lives and we are very excited to see where this project takes us in the future.



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Give Yourself the Gift of Organization for the Holidays

ON POINT with local business owner Susan Weingarten



Susan Weingarten
Professional Organizer
SOS Simply Organized by Susan
(818)851-1088
www.ocorganizersos.com

Most of us have a large collection of holiday decorations and the thought of sorting through them is overwhelming. We love our decorations, but organizing those decorations so you can easily find them when you need them can be a daunting task. Simple organization is the key to stress-free holidays. The following are some tips to apply to create an easier holiday season:

- Search for your decorations throughout the home (kitchen, closets, garage, basement, etc.). Ideally, it's best to have one location for storage, however, that may not be realistic.
- Review your decoration inventory to see if you need any new decor such as lights (any broken), garland, ornaments or if you changed a color theme to avoid duplication of purchases. Create a list of those items needed to purchase. This will save you time and money.
- As you unpack your decorations, only use those which provide you JOY. It's recommended not to keep a decoration for the following reasons:
 - broken or torn
 - out of obligation (because it was a gift from a relative or friend)
 - evokes a sad memory
 - insufficient space
 - doesn't complement your decorating style
 - haven't used it in several years

Toss it, donate it or give it to someone who will appreciate it.

Take Photos of your Decoration Setups:

- Remove the guesswork (and save time) for years to come by taking photos of your decorations once they are completed.
- Print a copy or create a digital album titled "Holiday Decor 2020."
- If you like to alternate between colors or themes, taking photos can assist when you want to return to that color scheme or specific theme.



After the holiday, organize decorations mindfully:

- Before packing the decorations, check that candy and food aren't in the bins or stuck on any decorations.
- Place in clear (or color tinted) weather-tight bins with strong latches to protect belongings from moisture, dirt and pests. Make it easier to identify by placing them into color tinted bins. If not, create color coded labels. Color gives us more information which we can richly remember. For example, orange for Fall/Autumn season red & green for Christmas, blue for Chanukah, etc.
- Use extra large bins for lightweight items and place heavy items in smaller bins for easier use.



ABOVE ALL, FOCUS ON THE MEANING OF THE SEASON

It is a time of celebrating, giving to others, being thankful for all of the blessings we have, and spreading that holiday spirit. Enjoy the season!





IT'S YOUR PLAN MAKE IT COUNT

Our focus is to help you give greater comfort regarding your income and confidence regarding your wealth. While the markets fluctuate, relationships do not. We are here to help you every step of the way to work toward your financial goals.



DOUGLAS FRAZIER, CFP®
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LPL Financial Advisor

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What I love most about what I do is working with my clients, their families, and what they hold most precious in their lives. The stories that they tell me year after year are cherished memories about the quality time that they were able to spend with their loved ones.

Having done this for a significant time, I realize just what a vital role I fulfill in their journey and that of the next generation. By working together, I make sure that they are on the right path for planning not only their current status, but for their next journey as well.

It's the trust that they place with me that fosters a great collaboration to help them with their visions for what they would like to see fulfilled as we work together toward obtaining a great outcome.

We are a comprehensive financial services firm that can assist you with Financial Planning, Retirement Planning, Investment Management, Estate Planning, and Philanthropy.

I take a thoughtful and methodical approach to each and every client, as every unique circumstance requires its own planning.

GIVE YOURSELF THE GIFT OF BEING A GUEST AT YOUR OWN EVENT

with help from Armstrong Event Production & Staffing.

Why use up all of your energy preparing for and working during your own event? Why wake up the day after hosting a party feeling exhausted? It's far more fun to have assistance from Armstrong Event Production and Staffing. Visit with your guests and actually enjoy your event. Our safe, clean and friendly staff will handle finishing touches while you get yourself ready. During your event, Armstrong staff will prep items, mix beverages, serve food, wash dishes and take out the trash.

Being a guest at your own gathering allows you to wake up the morning after your party feeling rested. You may even find yourself reflecting on how much fun you had! Call Armstrong Event Production & Staffing. We have Party Host Helpers, Bartenders, and Servers ready to assist you at your gathering. If you would like more assistance, we can plan your entire event. No event is too small or too large. We are happy to help you regardless of the estimated guest count.



Micro-events have become increasingly popular solutions during these challenging times. If you have a larger family and are concerned as to how to celebrate the holidays together, let us give you a hand. We will help you plan your event with safe "physical distancing" that allows for social connecting. Guidelines will be in place to safely facilitate the natural need for human connection.

Call Armstrong Event Production & Staffing today!

949.324.6322

info@armstrongeventpros.com

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Just Sold

33861 Copper Lantern St, Dana Pt, CA 92629 &
33862 Alcazar Dr, Dana Pt, CA 92629

\$3,100,000 12 bd | 8 ba | 6,446 sqft



This is a rare opportunity to own not one, but TWO four-plexes, side-by-side and street-to-street with ocean views from the top units! Both 33861 Copper Lantern and 33862 Alcazar are in the Lantern District of beautiful Dana Point. These investment properties feature 2 units with 1 bedroom and 1 bathroom and 2 units with 2 bedrooms and 1 bathroom. One upper unit has a private patio (with an ocean view) and one lower unit has a private backyard space. Each unit has a garage and there are on-site laundry hookups for added income potential. Each unit has a separate gas and electric meter. These properties are located in the Lantern District close to Dana Point Harbor and Doheny State Beach. You are not going to want to miss this opportunity! Dana Point Harbor is currently undergoing an exciting \$330M redevelopment, with new shops, hotels and restaurants.



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Featured Listing

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