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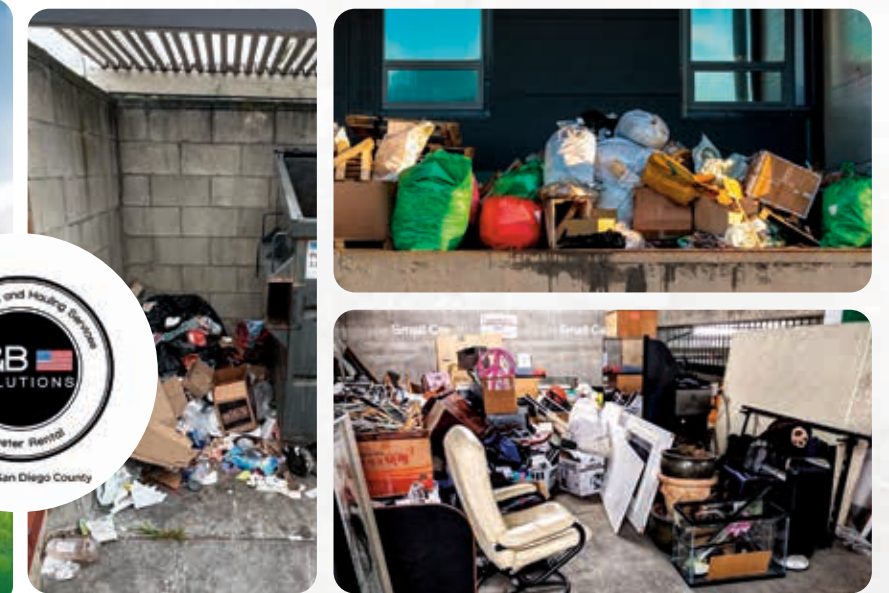
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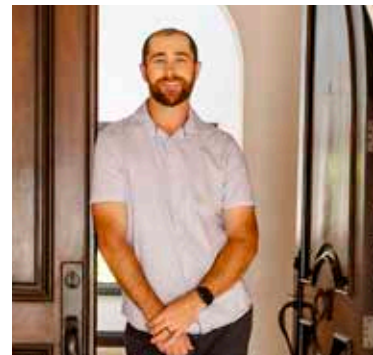


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With ever-increasing insurance cancellations, what do you do to keep your homeowners' insurance? The first things that come to mind are probably Weedwacking, keeping your property tidy, and making sure there is clear space around your house.

But have you ever thought about your roof?

Recently California homeowners have been dropped by their insurance

companies for the perceived condition of their roof. As insurance companies begin to use more drone footage, they can find fault with a structurally sound roof if images show cracked or warped shingles.

But if your roof is structurally sound, is there an alternative to a costly roof replacement? Yes! One option is Roofmaxx, which treats your roof with a non-toxic, soybean oil-based spray guaranteed to restore flexibility in asphalt shingles. Valley Center's local dealer, Miles Ivey, has personal

experience with this. After some asphalt shingles blew off his roof, Ivey treated his roof treated with Roofmaxx. Once he learned more about Roofmaxx, he was eager to get involved so he could help others.

So, what is Roofmaxx and how does it work? Well, first we have to look at the problem. Why does a structurally sound roof get cracked asphalt shingles? When asphalt shingles are new, they have oil in them that makes them flexible. This flexibility is what allows them to protect

your home from the elements. After years of weather exposure your shingles naturally lose oil—causing them to become dry and brittle. This can lead to cracks or warping in the shingles. The top layer can also begin to flake off—that would be the granules you find on the ground or in your rain gutter. These things can all make your roof more vulnerable to weather damage.

Roofmaxx's solution is a soybean oil-based spray that penetrates asphalt shingles. The spray restores flexibility in the shingles and adds life to your roof. Roofmaxx states, "According to a study from Ohio State University, Roofmaxx can extend the life of a roof by at least five years, helping to maintain its fire rating and ensuring it remains in good shape. Moreover, insurance companies have been known to renew policies after this treatment, even when they previously insisted on a roof replacement."

The same study indicates that with multiple treatments Roofmaxx can extend the life of your roof up to 15 years. The best time to treat your roof is when it begins to show signs of drying. These can include dark stains, granules falling off, or shingles breaking or curling. This tends to happen when the roof is 5-10 years old.

Roofmaxx also gives a 5-year flexibility warranty. This warranty ensures that the shingles will maintain their flexibility for up to 5 years after treatment. The warranty is transferable as well. This means if you sell your house after a Roofmaxx application the new owner will inherit the warranty. This can bring peace of mind to a potential buyer, even possibly aiding in the sale of a home. Plus, the Roofmaxx treatment often brings a more rejuvenated color to the shingles, causing them to look more like new.

But what is this spray made of? Is it safe for the residents and environment? Yes! The Roofmaxx spray is "non-toxic, food grade, plant-based oil." It is safe for people, pets and the environment!

Another important thing to note: the solution is non-flammable. Roofmaxx

states, "Testing done by Ohio state University indicates that Roofmaxx treatment does not affect fire risk or the spread of flames on an asphalt shingle roof."

Now, this may sound wonderful, but of course the question is what is the price comparison to a roof replacement? Roof replacements can be anywhere from \$20,000 or more! Roofmaxx

can be up to 80% cheaper than a roof replacement. Another factor to think about: If your home has solar panels, to replace the roof you would need to pay for the panels to be removed and then reinstalled. In some cases that can cost around the same as a Roofmaxx treatment! On the other hand, the Roofmaxx solution can be sprayed on a home with solar panels. No need to take them off!



Miles Ivey and Alan Conrad



The Roofmaxx parent company was established in Florida 20 years ago. Today, they are in every one of the 50 states. While the brand is international, each dealer is independently owned. Valley Center's local dealer is Miles Ivey.

Asked how he got involved in Roofmaxx, Ivey said that 4 or 5 years ago, some shingles blew off his roof. He had his handyman put the shingles back on and look at the roof. When Ivey asked how long the roof was going to last, his handyman said it had two to three years left. He then asked how much a replacement would cost. His handyman said anywhere from \$1,800 to \$2,500.

Several years later, Ivey saw a Roofmaxx commercial. They were spraying a shingle roof with their solution and explaining how it

rejuvenates the roof. Ivey looked into Roofmaxx. Soon after he called and had a dealer come out. Before long he had his roof treated with Roofmaxx.

Ivey continued, "I did some more research on it [Roofmaxx] because I liked what I saw, liked what I heard, and I called the dealer up and I said I have two days off a week. Do you mind if I come shadow you and work for you? I won't even charge you. He [The dealer] laughed and goes, 'Sure! I'll take free help.' So, I did it for three weeks, so six days, and I turned to him and said 'I have to get involved in this. Because it's too special.' "

Ivey has been a dealer for two years now. He loves helping homeowners and he loves seeing their reactions after the Roofmaxx treatment. When I asked his

favorite part of his job, he mentioned the homeowner: "Knowing that they've got the security on one of the biggest investments that they've made in their life, and I've been a part of it." Ivey also thinks of the next generation. A roof treated by Roofmaxx means less asphalt shingle roofs in landfills.

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If you have questions about Roofmaxx or want to request a quote call Ivey's office at 760-270-6180 or visit his website: roofmaxx.com/find-a-dealer/california/escondido/

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Elisha VASQUEZ

Heritage Homes

BY BETH MCCABE
PHOTOS BY ELIZABETH IRELAND PHOTOGRAPHY



“Manners make money and professionalism closes deals.” – Elisha Vasquez

Fourteen years ago, Elisha Vasquez was given three months to get her real estate license or lose her job.

She didn't hesitate.

She got licensed, stepped fully into the industry, and never looked back.

Today, Elisha works with Heritage Homes San Diego and ranks in the Top 5% of agents in San Diego County, a distinction she has held for the past three years. For six consecutive years, she has been the number one agent in her brokerage, leading on both the buy and sell side. She has earned the Award of Excellence and was recognized for Excellent Service by the San

Diego Association of REALTORS®.

But her professional edge was sharpened long before real estate.

Before entering the industry, Elisha spent nine years in the publication sector overseeing new subscriber development and retention strategy. Her performance in live promotional environments positioned her as a nationally recruited top sales producer. She managed storefront kiosks, fairs, and street events nationwide, working high-energy campaigns and mastering the art of face-to-face negotiation.

When the newspaper industry began to shift, she pivoted into a part-time secretary role with a busy broker and flipper in Oceanside. That position quickly expanded. She

assisted with property flips, helped develop a property management company, and managed both Airbnb and long-term rental doors throughout Oceanside.

Then came the challenge: get licensed in three months, or move on.

She got licensed. And she moved up.

Marines walking through downtown Oceanside looking to rent condos soon heard something different from her: “For the same amount you're going to rent, you're going to buy.” One client turned into two. Two turned into many.

“I wasn't meant to sit behind a desk,” she says. “I was meant to do this.”

Rooted in Service. Surrounded by Strong Women.

Elisha was raised by a single mother devoted to service. “I witnessed resilience firsthand,” she comments. Her mother worked with Children's Home Society, helping women rebuild their lives and placing foster children in safe, stable homes. That example of compassion, work ethic, and leadership became the foundation of Elisha's values.

She has also been profoundly shaped by the accomplished women in her extended family — women whose leadership, discipline, and vision set a powerful example.

Her Aunt Esther Coogan Gallardo serves as an

“Manners make money and professionalism closes deals.”





and to pursue success without compromising character.”

That influence shows in her business today.

Faith, Family & Champions

Elisha and her husband have been married for 21 years. He owns a marble and granite company, and last year she successfully sold her property management business. Together, they have built companies, community, and a strong foundation of faith.

Their three sons are competitive wrestlers, all standouts at the state level. Her middle son is a two-time California Youth State Champion and is currently ranked number six in the nation.

Watching her sons train, compete, and rise fuels her.

“There’s always someone stronger or better,” she says. “You have to be strategic. Develop new skills. Stay disciplined.”

The parallels to real estate are undeniable.

Recently, the family moved from Oceanside to Poway to expand opportunity and step into a new season. For Elisha, growth is energizing.

“I’m passionate about learning a new market. Doubling my sales. Strengthening my negotiation skills. Elevating into executive-level transactions.”

Building Community, Creating Opportunity

Elisha thrives in collaboration and connection. She serves on the board of Women’s

Professional Plus in Poway and mentors women stepping into independence and entrepreneurship.

In Oceanside, she helps lead a monthly Mom-to-Mom group, offering structure, accountability, prayer, and practical support. Through this initiative, she has helped women start their own businesses, including assisting two women in obtaining licenses to launch house-cleaning companies.

“There are women who don’t realize what’s possible for them,” she says. “Homeownership and business ownership are attainable.”

Her passion for service mirrors the example she grew up watching.

Outside the Office

When she’s not negotiating contracts or mentoring women, Elisha loves hiking, lifting weights, chasing adrenaline, and planning girls’ trips to Palm Springs. But her favorite moments are simple: watching her sons step onto the mat and become champions.

For up-and-coming producers, her advice is focused and clear: “Don’t look left or right. Keep moving forward. Your place will come.”

From nationally recruited sales producer to Top 5% REALTOR®. From Oceanside to Poway. From determined beginner to trusted leader. Elisha Vasquez doesn’t just close deals. She elevates standards.

operations specialist with Pacific Gas and Electric Company and leads women’s development initiatives within the organization. Her cousin Kelly Coogan is a Project Director at McCarthy Building Companies, where she champions women in construction and recently played a leadership role in the development of Kaiser Permanente Hospital in San Francisco.

In real estate and redevelopment, her cousin Anita Mendoza works in entitlement and land redevelopment and is currently involved in revitalization efforts in the Palisades. Her cousin Jessica Macias serves as Regional Manager for Newport Pacific, overseeing property management, including Belmont Shore in Long Beach.

Her Aunt Anna Macias De Leon brings more than

34 years of experience as a mortgage broker and is a world traveler (which is Elisha’s goal). Her Aunt Aurora McKnight built an international career as a merchandiser for Neiman Marcus and formerly served as Vice President of Lanell in Paris. She now works as a broker associate in Santa Rosa, specializing in international wine economics and marketing.

“Each of these women embodies vision, confidence, and grace. They have built influence beyond our family, negotiating at high levels, cultivating global relationships, and carrying themselves with professionalism and strength. Watching them move through their industries with excellence shaped my own standards,” says Elisha. “They taught me to lead with integrity, to build relationships intentionally,

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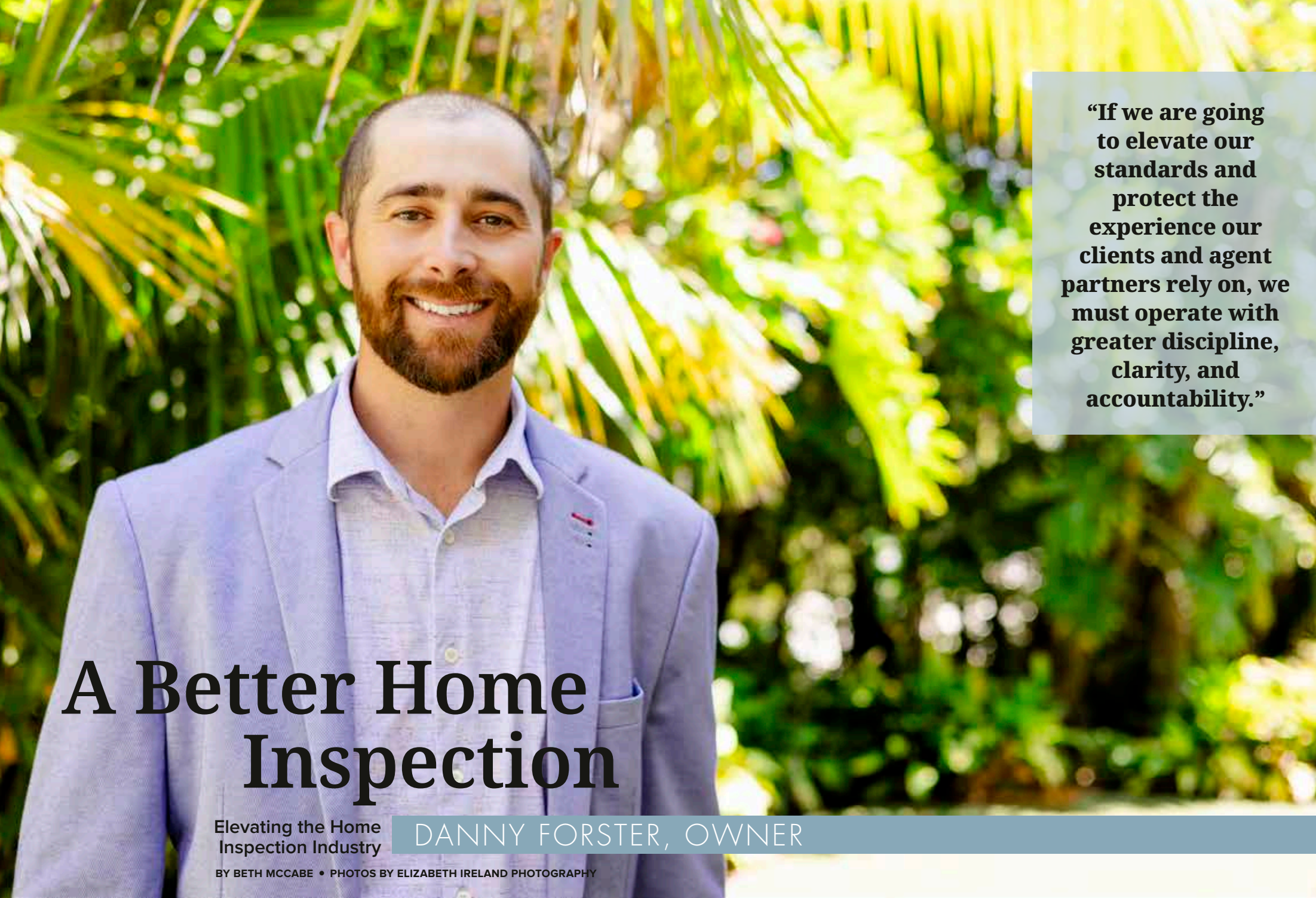
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“If we are going to elevate our standards and protect the experience our clients and agent partners rely on, we must operate with greater discipline, clarity, and accountability.”

A Better Home Inspection

Elevating the Home Inspection Industry

DANNY FORSTER, OWNER

BY BETH MCCABE • PHOTOS BY ELIZABETH IRELAND PHOTOGRAPHY

Remember the ‘80s? The decade known for big hair bands, cassette tapes, and shoulder pads? But in 1988, something else began in San Diego County — a company that would help shape the modern home inspection industry and experience, A Better Home Inspection.

After parting ways from a real estate partnership (with his wife, Virginia Forster), Ray Forster — a seasoned general contractor who had built hundreds of homes — stepped into his

next venture. The decision was practical and purposeful. He needed to provide for his family, and the emerging home inspection industry gave him a way to leverage decades of hands-on building experience and construction knowledge in a new capacity. At a time when inspections were far from standard practice and the industry was still in its infancy, he launched A Better Home Inspection — not to create a legacy business, but to apply his expertise in a way that added real value to clients.

What began as his next business venture — an opportunity to leverage a lifetime of building hundreds of homes and adding value to clients — became a legacy.

A Rich History Rooted in Family

From the beginning, A Better Home Inspection was a family operation. Ray’s daughter, Chris Forster — Danny’s mother — worked alongside him for many years, as did Ray’s son, Dan Forster. The company wasn’t just built

on technical skill; it was built around a family committed to serving clients well.

Danny grew up in it.

At five, six, and seven years old, he rode along in the inspection truck. While his grandfather worked, Danny would play in backyards, observe conversations with agents and clients, and absorb lessons that went far beyond construction systems. Ray wasn’t just teaching him how houses functioned.

He was teaching him how to show up — professionally, calmly, and thoroughly.

His mother played a significant role in shaping that foundation. She eventually acquired her own territory, forming a true partnership with her father and running the business herself for a period of time — becoming one of the first female home inspection company owners in the industry. She modeled professionalism and care in equal measure. Watching her navigate responsibility with strength and empathy left a permanent imprint on Danny.

At first, Danny’s “job” was simple — at least on the surface. He was just a kid hanging out with his gramps, helping a little before going off to play. Test outlets. Open and close doors. Turn on faucets. Look under sinks. But Ray understood that if Danny was going to be around the business, he needed to learn it. What started small and simple gradually grew in responsibility — eventually climbing onto roofs, assisting more formally, and beginning to understand the business behind the inspection itself.

As the responsibilities continued to grow, so did the level of trust. At twelve, after taking a typing class, he began typing his grandfather’s inspection notes. They were early adopters of computerized inspection reports printed onsite — a forward-thinking move long before it became standard practice. Translating Ray’s shorthand into structured reports became an unexpected technical education. It sharpened Danny’s understanding of homes from the inside out and exposed him not just to the inspection itself, but to the business behind it.

By sixteen, that progression led to his first solo inspection. His grandfather had told him he was “sick” and couldn’t attend. Only later did Danny realize it wasn’t illness — it was intentional. It was trust.

He was ready.

Home inspections weren’t something Danny discovered later in life. They were woven into it.

When his mother passed away during his teenage years, the loss was deeply personal. But because the business had always been intertwined with family — learned beside his grandfather and built alongside his mother — it took on an entirely new weight. It was no longer simply work or a way to make a living. It became a living connection to her legacy, a responsibility to carry forward what she and Ray had built, and something worth protecting at all costs.

Returning Home — and Stepping Forward

After college, Danny made a decision that would shape the next chapter of his life and the company’s future.

He moved back home to help his grandfather care for his grandmother, Virginia, whose battle with dementia and Alzheimer’s was progressing, while also stepping back into the business more fully. What began as family responsibility deepened into long days balancing caregiving and inspections — strengthening both trust and perspective.

At one point, Ray offered to make him a 50/50 partner at no cost. Danny declined. He believed nothing in life should be handed to him. If he was going to carry the weight of ownership, it needed to be real. He returned with an offer to purchase 50% of the company — an investment that made the partnership legitimate in both principle and practice.

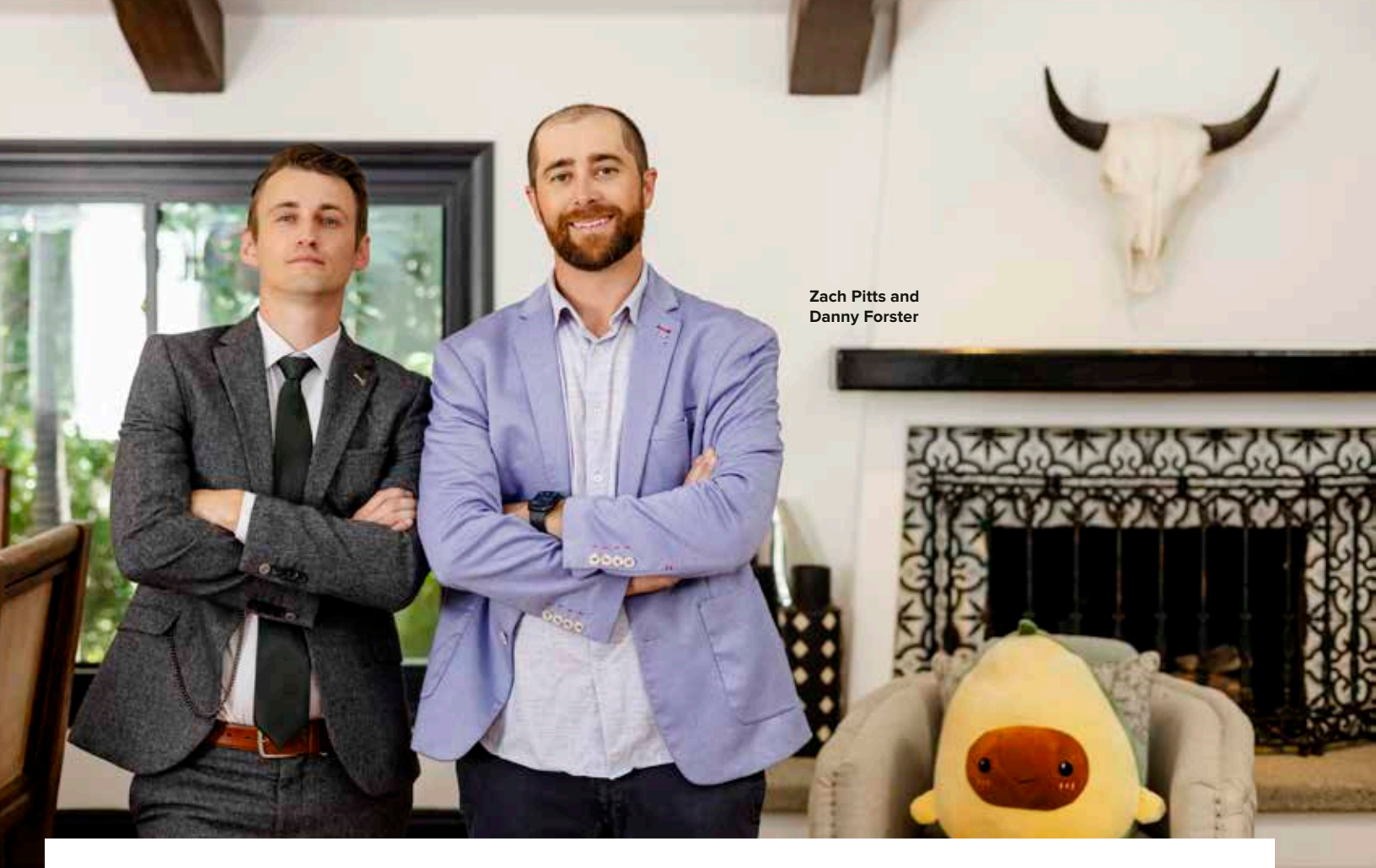
From there, they operated side by side — not in a formal handoff, but in shared work. One generation slowly transferring responsibility to the next through consistency, accountability, and earned trust.

When Ray passed away in 2018, Danny became sole owner.

But if you ask him what has allowed the company to endure for nearly four decades, he won’t start with ownership or tenure.

He’ll start with values.

Built on Values That Outlast Generations.



Zach Pitts and
Danny Forster

“We exist to protect our clients’ investments, strengthen the position of the agents we partner with, and elevate the standard of the real estate experience throughout San Diego County and the Inland Empire.”

“Our responsibility extends beyond the inspection itself,” Danny says. “We exist to protect our clients’ investments, strengthen the position of the agents we partner with, and elevate the standard of the real estate experience throughout San Diego County and the Inland Empire.”

For Danny, those words are not marketing language — they are inherited responsibility. They were lived out in the truck beside his grandfather, modeled by his mother in her own territory, and reinforced in the decision to earn ownership rather than accept it. They shape how leaders are developed, how standards are enforced, and how accountability is handled inside the company.

Their core values include:

- Always Deliver Wow Through Service
- Build Positive Team and Family Spirit
- Humility, Empathy, Community
- Integrity — Know and Do What Is Right, All the Time

Family-first has always been foundational. Even the early adoption of onsite computerized reports reflected that value. When the inspection ended,

the workday ended. There were no stacks of paperwork to finish at home late into the night.

“I believe when our team members have stability and fulfillment at home, they show up more present, focused, and capable at work,” Danny says.

Today, that philosophy extends to the entire team. Inspectors, office staff, and marketing professionals are supported with clear expectations, growth paths, and structured accountability. The goal isn’t just performance — it’s sustainability, trust, and long-term consistency.

A Better Home Inspection is not sustained by one individual.

“It’s the people on our team, day in and day out,” Danny emphasizes. “They represent our standards, our values, and our reputation every time they walk into a home. Their professionalism, consistency, and care are what truly define who we are.”

Marketing Director Zach Pitts has been with the company for over a decade

and has played a meaningful role in the company’s evolution and continued growth. His leadership in positioning, brand strategy, and long-term relationship development has helped expand visibility while protecting the reputation the family worked decades to build. The office team orchestrates scheduling and communication with precision, ensuring a seamless client experience, while inspectors remain the most forward-facing ambassadors of the brand — carrying its standards into every home.

“Our growth has never been accidental,” Danny says. “It’s the result of strong people in the right roles, aligned around the same standards and committed to doing things the right way — together.”

Delivering “Wow” — With Structure
Where A Better Home Inspection truly differentiates itself is in its disciplined commitment to experience — from the first phone call to the final walkthrough at the property.

Every stage is intentional.

How does the initial conversation make a client feel?

Is scheduling simple and confident? What expectations are set before the inspection ever begins? What does the onsite dialogue communicate about professionalism, clarity, and care?

Reports are delivered onsite with a comprehensive synopsis, not simply handed over. Clients are invited into the conversation. Questions are welcomed. Nothing is rushed. Buying a home is often the largest financial decision a person will make. It deserves thoroughness, patience, and respect.

As the company grew, Danny recognized something critical: passion and work ethic built the foundation — but they would not sustain long-term growth on their own.

“What built our foundation will not be enough to sustain our future,” Danny explains. “If we are going to elevate our standards and protect the experience our clients and agent partners rely on, we must operate with greater discipline, clarity, and accountability.”

Today, the company runs on disciplined systems that create clarity across departments. Roles are clearly defined. Performance is reviewed weekly. Issues are addressed early. Commitments are made carefully — and finished completely. Standards are not suggestions; they are expectations.

That structure isn’t rigid — it’s protective.

It safeguards the client experience, strengthens agent partnerships, and allows the company to grow without compromising the professionalism and thoroughness that defined its earliest days.

The Avocado Tradition

And then, there are the avocados.

What began decades ago as a simple gesture became an unexpected signature of the brand. Fallbrook — known as the avocado capital of the world — found its way into the company’s story when Ray

began bringing fresh avocados to real estate offices as a way to say thank you and stay connected. On one memorable visit, he secured several inspections in a single day. More importantly, he reinforced a principle that still guides the company today: relationships matter.

The tradition endured.

Today, inspectors carry an avocado plushie to inspections and events — a lighthearted symbol in an otherwise serious moment. Buying or selling a home can be stressful. A small gesture of warmth can shift the tone of an entire experience.

“We believe professionalism and approachability should coexist,” Danny says. “The avocados may be memorable, but it’s the consistency, discipline, and care behind them that truly define who we are.”

Even the company name reflects early strategic thinking. In the era of phone books, alphabetical placement mattered. “A Better Home Inspection” ensured visibility near the top of listings — a practical, intentional decision long before digital marketing shaped how businesses were found.

Looking Ahead

As A Better Home Inspection continues to grow, that growth is intentional — measured not only in volume, but in responsibility.

- Clarity.
- Consistency.
- Disciplined execution.

These are not internal slogans. They are commitments to the clients and agents who trust the company with one of the most significant transactions of their lives.

The team provides a full spectrum of inspection services — from comprehensive property inspections to air quality, mold, roof, sewer, crawl space, electrical, and termite inspections — ensuring that no critical component of a home is overlooked. Each service exists for one purpose: to create confidence. Confidence for buyers. Protection for sellers. Credibility for agents.

Growth, for Danny, has never meant expanding at the expense of standards. It means strengthening systems, elevating training, deepening partnerships, and ensuring that every inspection reinforces the reputation agents work so hard to build.

The tools will evolve. Technology will advance. Marketing strategies will adapt.

But the commitment remains constant: to serve with thoroughness, to communicate with clarity, and to operate with integrity.

A family-founded business, shaped by legacy and refined through discipline, now moves forward with one clear objective — to be the inspection partner agents rely on and the advocate clients remember.

And in that continued commitment to growth and service, the legacy not only lives on — it advances.



MEGHNA Surana

Christensen Realty
Group, Keller Williams

A Cut Above: Real Estate
with a Designer's Eye

BY KATE SHELTON
PHOTOS BY ELIZABETH
IRELAND PHOTOGRAPHY

W

With an eye for design and the ability to spot brilliance, Meghna Surana brings a rare level of artistry to the San Diego real estate market. Her quick rise to the top proves that success isn't just about price. It's about intentional design, bold choices, and the willingness to take risks. Meghna is already a cut above, and her bright career has just begun.

Before Meghna's undeniable success in the real estate market, she was known for her high-end jewelry design. She honed her craft, leaning into unique styles, bold colors, and impressive sparkle – outfitting some of the biggest stars on the red carpet. Today, she applies her eye for design and attention to customer service to every transaction, curating homes the way she once curated fine jewels – thoughtfully, globally inspired, and unmistakably one of a kind.

Meghna was born in India. Her dad took a job in Hong Kong, moving the family in 1980. She spent most of her childhood in the region, learning to speak Cantonese, Hindi, and French, along with English. Meghna studied economics and finance in college, but after having a desk job for a year, she realized she was meant for so much more. She went back to school, where she earned a degree in jewelry design.

She began working for a renowned jewelry firm in Hong Kong, first as a designer and then as a salesperson. She quickly became one of their top producers, granting her the opportunity to move back to India to open and manage their flagship store, selling luxury, high-end jewelry.

"That's where I first learned to sell," she detailed. "I realized that I was good at it. There is a lot of emotion behind buying a piece of jewelry, same with a house."

The company moved her back to Hong Kong, and not long after, Meghna met her now-husband, Prashant. They had their son, Yuvraj, in 2012. The couple moved to San Diego when Yuvraj was just 5-months-old in order for Prashant

to take up a job as a software engineer in San Diego.

"When we moved here, I was immediately super intrigued by the homes in the United States. In Hong Kong, everything is very condensed. Everyone lives in 700-square-foot apartments. In San Diego, homes are so big. I loved looking at them and studying the layouts and designs. That's what got me into real estate," she said.

After several years of dreaming, she decided to follow her passion. Meghna was licensed in 2018 and began working at Keller Williams. "They

offered new agent classes, and I was drawn to the sense of community," Meghna said. "I knew very few people, and I didn't have a big sphere of influence here, so I thought Keller Williams would be a good way to build that. I'm so grateful this is where I landed. I love the sense of community and the bond we have in the office."

After joining KW, Meghna had the opportunity to host an open house for a successful team in the office. "I did one open house, and then they asked me to do another and another. Not long after, they asked me to join the team," she said.



“**JEWELRY DESIGN** is similar to real estate. There's a lot of emotion, love, and stories behind it.”



Meghna joined the Christensen Realty Group as a buyer's agent, working alongside Dan and Deb Christensen. With a knack for connecting with people, no matter their background or story, Meghna has more than proven herself. She's now the team's Director of Sales, after being the team's primary buyer's agent for four years.

The Christensen Realty Group is made up of nine agents. Together, they focus on the Rancho Peñasquitos community and have become the go-to realty experts in the area. They have built a model serving the community that just works. "Rancho Penasquitos is where we live and work. It's our community, and there's no one better to serve it than us," she said.

What makes the Christensen team unique is their model. "We renovate every home we sell before listing," Meghna explained. "We help the owners flip their own homes and reap the profits instead of an investor doing it. We've built our business around this model. It takes two or three weeks to get it all fixed with our network of contractors. Our clients reap \$3-to-4 for every \$1 they put into the home."

The clients don't have to pay anything up front, and they have the option to use a vetted vendor for every part of the process. The clients get the benefit of higher listing prices and more interested buyers.

Meghna is proud to be a member of the team. She notes that Dan and Deb have been phenomenal mentors, and their Director of Operations, Bri Parry, keeps the team running.

"Joining this team and serving our clients has been extremely rewarding," Meghna said. "We farm the area and have built really deep roots there. I get to build a bond with all of our clients, and I've met the most wonderful people."

While her real estate business has grown by leaps and bounds in the seven years she's been in the business, Meghna still makes time for her first passion: jewelry. She's a freelance designer, helping many

“ BEING IN REAL ESTATE has allowed me to follow both of my passions. This is who I am. I have found what I'm meant to do. There aren't a lot of people who get to say that.”

clients with engagement rings, statement pieces, and heirloom jewelry.

"Jewelry design is similar to real estate," she said. "There's a lot of emotion, love, and stories behind it. Being in real estate has allowed me to follow both of my passions. This is who I am. I have found what I'm meant to do. There aren't a lot of people who get to say that."

Meghna and Prashant now have two children: Yuvraj (13) and Chaahat (5). Spending time with her family is the most important thing to Meghna. She concedes that she is only able to follow her real estate passion with their support.

In this competitive real estate market, Meghna has earned her reputation as a standout agent. With proven experience, unwavering passion, and a finely tuned eye for design, Meghna sees value and potential where others simply see square footage. She's able to connect effortlessly across cultures and clients, offering a level of understanding that's as rare as it is refined. Like the finest diamond, her approach is intentional, polished, and enduring – proving that when it comes to exceptional real estate representation, she is truly a cut above.

See Meghna's brilliance for yourself: connect with her at meg@christensenrealtygroup.com.





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Teams and Individuals Close Date Jan 1, 2026 - March 10th, 2026

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
1	Robert	Brown	3	\$25,554,150	4	\$27,504,150	7	\$53,058,300
2	Mike	Cady	11	\$16,015,000	11	\$21,126,800	22	\$37,141,800
3	Greg	Noonan	2	\$7,725,000	6	\$25,569,435	8	\$33,294,435
4	Greg	Gorsuch			2	\$32,750,000	2	\$32,750,000
5	Erik	Anderson	1	\$31,600,000			1	\$31,600,000
6	Jason	Barry			7	\$29,015,150	7	\$29,015,150
7	Cristi	Chaquica	2	\$13,265,000	1	\$12,000,000	3	\$25,265,000
8	Derek	Kaptanoglu	1	\$11,687,000	1	\$11,687,000	2	\$23,374,000
9	Chad	Dannecker	14	\$15,870,000	5	\$7,379,400	19	\$23,249,400
10	Alan	Shafran	7	\$9,623,500	6	\$11,821,500	13	\$21,445,000
11	Brett	Combs	3	\$3,760,500	3	\$17,489,300	6	\$21,249,800
12	Austin	Huffman	3	\$9,760,000	5	\$10,070,000	8	\$19,830,000
13	Conor	Brennan	2	\$18,585,000			2	\$18,585,000
14	Lori	Barnett	1	\$8,700,000	1	\$8,700,000	2	\$17,400,000
15	Eric	Iantorno			3	\$17,300,000	3	\$17,300,000
16	Tanya	Brooking	3	\$8,470,000	3	\$8,365,000	6	\$16,835,000
17	Lyle	Caddell	6	\$6,715,300	8	\$9,924,300	14	\$16,639,600
18	Felicia	Bell	3	\$16,450,000			3	\$16,450,000
19	Lindsay	Himmel	1	\$7,200,000	2	\$9,050,000	3	\$16,250,000
20	Philip	Buckley	1	\$380,000	2	\$15,850,000	3	\$16,230,000
21	Tim	Van Damm	3	\$6,200,000	3	\$9,170,000	6	\$15,370,000
22	Emma	Lefkowitz	6	\$5,194,545	9	\$9,627,995	15	\$14,822,540
23	George	Fillippis	1	\$2,325,000	9	\$11,481,000	10	\$13,806,000
24	Anthony	Guerrieri	1	\$6,900,000	1	\$6,900,000	2	\$13,800,000
25	Hillary	Biscay	4	\$11,590,000	1	\$1,755,000	5	\$13,345,000
26	Rachael	Kaiser	2	\$7,375,000	1	\$5,950,000	3	\$13,325,000
27	Michel	Goldstein	3	\$7,925,000	1	\$5,300,000	4	\$13,225,000
28	Eric	Comer	2	\$6,550,000	2	\$6,550,000	4	\$13,100,000
29	Darren	Schneider	3	\$8,652,000	4	\$4,378,500	7	\$13,030,500
30	Sanjay	Solomon	3	\$7,123,000	1	\$5,850,000	4	\$12,973,000
31	Mike	Aon	5	\$6,300,000	7	\$6,500,000	12	\$12,800,000
32	Jack	Archie	1	\$5,050,000	2	\$7,546,500	3	\$12,596,500
33	Maxine	Gellens	5	\$4,035,450	6	\$8,528,450	11	\$12,563,900
34	Jason	Daniels	2	\$2,480,000	7	\$10,070,000	9	\$12,550,000

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
35	Patti	McKelvey	6	\$5,572,350	8	\$6,617,350	14	\$12,189,700
36	Delorine	Jackson	1	\$6,050,000	1	\$6,050,000	2	\$12,100,000
37	Jordan	Beal	3	\$7,114,000	2	\$4,980,000	5	\$12,094,000
38	Sean	Zanganeh	3	\$6,967,500	3	\$5,084,000	6	\$12,051,500
39	Julie	Feld	1	\$4,700,000	2	\$7,325,000	3	\$12,025,000
40	Billie	Bourgeois	3	\$5,704,500	5	\$6,216,100	8	\$11,920,600
41	Andrew	Appleby	2	\$5,650,000	2	\$6,100,000	4	\$11,750,000
42	Steven	Cairncross	2	\$5,470,000	3	\$6,020,000	5	\$11,490,000
43	Jennifer	Anderson	3	\$8,130,000	2	\$3,312,750	5	\$11,442,750
44	Jorge	Ahuage	1	\$5,000,000	2	\$6,435,000	3	\$11,435,000
45	Tracie	Kersten	2	\$6,500,000	2	\$4,723,000	4	\$11,223,000
46	Ever	Eternity			7	\$11,203,500	7	\$11,203,500
47	Romina	Nassif	1	\$10,000,000	1	\$1,160,000	2	\$11,160,000
48	Tyson	Lund	3	\$4,018,000	4	\$7,085,000	7	\$11,103,000
49	Carlos	Gutierrez	2	\$4,325,000	3	\$6,675,000	5	\$11,000,000
50	Raquel	Abrams	5	\$10,932,000			5	\$10,932,000

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TOP 200 STANDINGS

Teams and Individuals Close Date Jan 1, 2026 - March 10th, 2026

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
51	Twana	Rasoul	8	\$10,808,000			8	\$10,808,000
52	Talechia	Plumlee-Baker	2	\$3,852,500	3	\$6,827,500	5	\$10,680,000
53	Dalia	Hirmez	2	\$4,735,000	4	\$5,922,500	6	\$10,657,500
54	James	Nelson			3	\$10,615,000	3	\$10,615,000
55	Cindy	Mort			1	\$10,300,000	1	\$10,300,000
56	Cathleen	Shera	1	\$10,300,000			1	\$10,300,000
57	Jenna	Misuraca	1	\$5,055,000	1	\$5,055,000	2	\$10,110,000
58	Vanessa	Peraza Virissimo	1	\$10,000,000			1	\$10,000,000
59	Marc	Lotzof	2	\$5,764,300	2	\$4,183,000	4	\$9,947,300
60	Brant	Westfall	3	\$9,192,500	1	\$727,500	4	\$9,920,000
61	Melissa	Goldstein Tucci	3	\$3,132,500	9	\$6,591,300	12	\$9,723,800
62	Bob	Kelly	2	\$2,599,000	5	\$7,099,000	7	\$9,698,000
63	Keaton	English	1	\$680,000	8	\$8,977,400	9	\$9,657,400
64	Nicolas	Jonville			9	\$9,560,450	9	\$9,560,450
65	Caitlin	Petrush			3	\$9,494,000	3	\$9,494,000
66	Robert	Colello	3	\$6,461,000	1	\$2,900,000	4	\$9,361,000
67	Gina	Vreeburg	1	\$1,090,000	3	\$8,235,000	4	\$9,325,000
68	Patrick	Mercer			6	\$9,267,233	6	\$9,267,233
69	Lisa	Stennes	3	\$7,425,000	1	\$1,815,000	4	\$9,240,000
70	Gina	Drucker	1	\$6,445,000	2	\$2,750,000	3	\$9,195,000
71	Jim	McInerney	2	\$9,180,000			2	\$9,180,000
72	Ryan	White	1	\$5,995	2	\$9,155,995	3	\$9,161,990
73	Shawn	Rodger	1	\$9,150,000			1	\$9,150,000
74	Brian	Danney	2	\$5,150,000	2	\$3,875,000	4	\$9,025,000
75	Steve	Ploetz			4	\$9,004,000	4	\$9,004,000
76	Chris	Martin	1	\$4,500,000	1	\$4,500,000	2	\$9,000,000
77	Scott	Ryan	2	\$4,750,000	2	\$4,230,000	4	\$8,980,000
78	Nicole	Mascola			9	\$8,953,221	9	\$8,953,221
79	Tracey	Ross	3	\$2,837,000	4	\$6,102,000	7	\$8,939,000
80	Mitch	Smith	1	\$1,454,000	3	\$7,250,000	4	\$8,704,000
81	Markee	Lashley	4	\$6,711,000	2	\$1,981,000	6	\$8,692,000
82	Linda	Sansone	2	\$8,615,000			2	\$8,615,000
83	Eloisa	Navarro	1	\$4,299,000	1	\$4,299,000	2	\$8,598,000
84	Brian	Cane	4	\$1,592,745	8	\$6,980,745	12	\$8,573,490

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
85	Samantha	O'Brien	4	\$4,079,000	2	\$4,460,000	6	\$8,539,000
86	Benn	Vogelsang			2	\$8,535,000	2	\$8,535,000
87	Michael	Sabourin	2	\$4,261,818	2	\$4,261,818	4	\$8,523,636
88	Bern	McGovern	3	\$6,210,000	1	\$2,290,000	4	\$8,500,000
89	Gaby	Preston	1	\$8,500,000			1	\$8,500,000
90	Hunter	Sill	2	\$4,159,000	2	\$4,320,000	4	\$8,479,000
91	Orva	Harwood	1	\$4,719,000	1	\$3,740,000	2	\$8,459,000
92	Brittany	Hahn Games	2	\$4,178,400	3	\$4,276,400	5	\$8,454,800
93	Jenna	Hoyas	4	\$8,336,000			4	\$8,336,000
94	Mark	Schultz	4	\$4,159,701	4	\$4,159,701	8	\$8,319,402
95	Alan	Kinzel			1	\$8,250,000	1	\$8,250,000
96	Ilana	Huff	3	\$3,697,000	3	\$4,510,000	6	\$8,207,000
97	Bill	Anderson	1	\$4,100,000	1	\$4,100,000	2	\$8,200,000
98	Jon	Maniscalco	1	\$8,200,000			1	\$8,200,000
99	Ron	Fontaine			1	\$8,200,000	1	\$8,200,000
100	Krista	Sozinho	1	\$8,200,000			1	\$8,200,000

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TOP 200 STANDINGS

Teams and Individuals Close Date Jan 1, 2026 - March 10th, 2026

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
101	Deborah	Trevino	6	\$4,755,000	3	\$3,372,500	9	\$8,127,500
102	Layne	Harrison	1	\$1,725,000	4	\$6,396,000	5	\$8,121,000
103	Eric	Chodorow	2	\$4,053,500	2	\$4,053,500	4	\$8,107,000
104	Ramon	Maldonado	5	\$4,097,000	1	\$4,000,000	6	\$8,097,000
105	Denny	Oh	3	\$3,282,300	2	\$4,717,300	5	\$7,999,600
106	Jon	Granston	3	\$6,718,800	3	\$1,238,800	6	\$7,957,600
107	Voltaire	Lepe	7	\$5,564,995	4	\$2,391,995	11	\$7,956,990
108	David	Thayer	2	\$2,095,000	5	\$5,724,000	7	\$7,819,000
109	Adam	Wolf	7	\$7,152,000	1	\$660,000	8	\$7,812,000
110	Mary	Ritter-Myers	1	\$7,800,000			1	\$7,800,000
111	Betty	Toroyan			1	\$7,800,000	1	\$7,800,000
112	Cheree	Bray	6	\$7,794,280			6	\$7,794,280
113	Stanley	Krimerman	3	\$4,248,500	2	\$3,425,000	5	\$7,673,500
114	Elizabeth	Reed			2	\$7,665,000	2	\$7,665,000
115	Tyler	Dabovich	3	\$4,473,500	1	\$3,175,000	4	\$7,648,500
116	Katherine	Handal	2	\$7,642,800			2	\$7,642,800
117	Scott	Aurich	1	\$2,100,000	2	\$5,540,000	3	\$7,640,000
118	Jeff	Rosa	2	\$1,785,000	5	\$5,841,500	7	\$7,626,500
119	Travis	McClain	1	\$712,405	3	\$6,907,405	4	\$7,619,810
120	Katie	Nelson	1	\$3,800,000	1	\$3,800,000	2	\$7,600,000
121	Malena	Suarez	1	\$1,885,000	2	\$5,651,000	3	\$7,536,000
122	Nick	Wright	3	\$4,465,000	2	\$3,055,000	5	\$7,520,000
123	Taylor	Knutzen	1	\$7,500,000			1	\$7,500,000
124	Cideer	Saco	2	\$2,377,000	8	\$5,046,500	10	\$7,423,500
125	Morgan	Baiton	1	\$3,635,000	2	\$3,771,000	3	\$7,406,000
126	Carolyn	Yarbrough	2	\$2,703,000	3	\$4,693,000	5	\$7,396,000
127	Cara	Steele	1	\$3,846,103	2	\$3,425,000	3	\$7,271,103
128	Karen	Alvarez	4	\$3,577,400	3	\$3,616,000	7	\$7,193,400
129	Justin	Cote	3	\$7,170,000			3	\$7,170,000
130	Rande	Turner	2	\$4,485,000	1	\$2,650,000	3	\$7,135,000
131	Deniese	Ossey	4	\$4,170,000	2	\$2,930,000	6	\$7,100,000
132	Daniel	Aguilar	5	\$5,350,000	1	\$1,700,000	6	\$7,050,000
133	Ryan	McGovern	2	\$7,030,000			2	\$7,030,000
134	K. Ann	Brizolis	1	\$3,500,000	1	\$3,500,000	2	\$7,000,000

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
135	Tamara	Kapa	4	\$5,676,722	1	\$1,279,222	5	\$6,955,944
136	Jenn	Blake	1	\$5,100,000	2	\$1,785,000	3	\$6,885,000
137	Jim	Bottrell			10	\$6,854,999	10	\$6,854,999
138	Don	Fontana			7	\$6,835,915	7	\$6,835,915
139	Molly	Santistevan	1	\$2,858,000	1	\$3,875,000	2	\$6,733,000
140	Zachary	Svelling	3	\$2,670,000	4	\$3,970,000	7	\$6,640,000
141	Salvatore	Cefalu	3	\$5,637,000	1	\$971,000	4	\$6,608,000
142	Elizabeth	Callaway			2	\$6,595,000	2	\$6,595,000
143	Rebecca	Zhao	3	\$6,534,399			3	\$6,534,399
144	Gregg	Whitney	3	\$5,234,876	1	\$1,290,000	4	\$6,524,876
145	Erin	Wade	1	\$3,100,000	4	\$3,380,500	5	\$6,480,500
146	Jane	Williams			1	\$6,445,000	1	\$6,445,000
147	Mark	Marquez	2	\$4,005,000	2	\$2,430,000	4	\$6,435,000
148	Tyler	Mathews	2	\$3,235,000	1	\$3,200,000	3	\$6,435,000
149	Whitney	Peysen	1	\$1,837,000	1	\$4,595,000	2	\$6,432,000
150	Sandra	Copeland	1	\$1,849,750	2	\$4,575,000	3	\$6,424,750

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TOP 200 STANDINGS

Teams and Individuals Close Date Jan 1, 2026 - March 10th, 2026

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
151	Gregg	Neuman	4	\$3,580,000	3	\$2,815,900	7	\$6,395,900
152	Andy	Acosta	5	\$5,130,000	1	\$1,251,000	6	\$6,381,000
153	Erik	Wiese	1	\$3,000,000	2	\$3,365,000	3	\$6,365,000
154	Rosamaria	Acuna	1	\$6,350,000			1	\$6,350,000
155	Elyse	Dittrich Stassel			2	\$6,341,000	2	\$6,341,000
156	Jonathon	Shea	2	\$3,104,500	1	\$3,225,000	3	\$6,329,500
157	Thor	Sorensen	3	\$3,838,000	2	\$2,465,000	5	\$6,303,000
158	Darin	Charp	1	\$3,150,000	1	\$3,150,000	2	\$6,300,000
159	Saied	Mojabi			5	\$6,299,000	5	\$6,299,000
160	Steven	Sladek	2	\$704,000	7	\$5,586,430	9	\$6,290,430
161	Jan	Horn			1	\$6,277,000	1	\$6,277,000
162	Elizabeth	Bachmann	2	\$2,195,000	4	\$4,065,000	6	\$6,260,000
163	Raymond	Fraser	2	\$2,343,000	3	\$3,887,500	5	\$6,230,500
164	Quinn	Myers	2	\$6,225,000			2	\$6,225,000
165	Taylor	Robertson			4	\$6,224,000	4	\$6,224,000
166	Massimo	Bettazzi	2	\$6,222,500			2	\$6,222,500
167	Beth	Van Boxtel	2	\$3,048,000	3	\$3,155,000	5	\$6,203,000
168	Eric	von Bluecher	3	\$6,200,000			3	\$6,200,000
169	Dave	Plutner			3	\$6,200,000	3	\$6,200,000
170	Hedda	Parashos	1	\$5,025,000	1	\$1,125,000	2	\$6,150,000
171	Karlee	VanDyke	2	\$3,525,000	3	\$2,611,000	5	\$6,136,000
172	Steven	Lincoln	1	\$5,000	4	\$6,120,000	5	\$6,125,000
173	Diana	Harton			1	\$6,100,000	1	\$6,100,000
174	Tiffney	Cipriani	1	\$6,100,000			1	\$6,100,000
175	Aaron	Gutridge	1	\$2,350,000	2	\$3,749,000	3	\$6,099,000
176	Catrina	Russell	1	\$1,144,400	4	\$4,915,000	5	\$6,059,400
177	Anastasia	Golopapenko	2	\$6,050,000			2	\$6,050,000
178	Susana	Corrigan	1	\$2,540,000	1	\$3,500,000	2	\$6,040,000
179	Whitney	Benzian	1	\$3,690,000	1	\$2,349,876	2	\$6,039,876
180	Ray	Shay	2	\$3,406,300	2	\$2,623,888	4	\$6,030,188
181	David	Belbel	1	\$2,980,000	1	\$2,980,000	2	\$5,960,000
182	Jesse	Ibanez	4	\$3,520,728	2	\$2,415,000	6	\$5,935,728
183	Keegan	McNamara	1	\$2,950,000	1	\$2,950,000	2	\$5,900,000
184	Ginger	Couvrette	2	\$1,573,995	5	\$4,320,495	7	\$5,894,490

Rank	First Name	Last Name	Buy #	Buy \$	List #	List \$	Total #	Total \$
185	Sander	Harth	1	\$1,774,000	3	\$4,113,500	4	\$5,887,500
186	Daniel	Fefferman	2	\$4,600,000	1	\$1,256,000	3	\$5,856,000
187	Bryan	Devore	1	\$2,500,000	3	\$3,350,000	4	\$5,850,000
188	Heather	Pettorini	1	\$2,925,000	1	\$2,925,000	2	\$5,850,000
189	Brenda	Cote	1	\$5,850,000			1	\$5,850,000
190	Jesse	Klein	5	\$5,830,150			5	\$5,830,150
191	Jessica	Rarity	3	\$4,140,000	1	\$1,675,000	4	\$5,815,000
192	Kayla	McGuinness Williams			1	\$5,800,000	1	\$5,800,000
193	Pat	Park	5	\$753,395	7	\$5,028,520	12	\$5,781,915
194	Liv	Arant	4	\$5,760,000			4	\$5,760,000
195	Raini	Gordy	2	\$3,185,000	1	\$2,563,409	3	\$5,748,409
196	Laurie	MacDonald	1	\$1,585,000	4	\$4,055,878	5	\$5,640,878
197	Christopher	Plato	1	\$1,140,000	4	\$4,494,000	5	\$5,634,000
198	Nikol	Klein	1	\$2,700,000	2	\$2,916,850	3	\$5,616,850
199	Cay	Bohnsack	3	\$4,305,000	1	\$1,300,000	4	\$5,605,000
200	Krystyna	Lukacova	4	\$5,592,733			4	\$5,592,733

Disclaimer: The Pacific Southwest Association of REALTORS® (PSAR) has compiled the data herein from the California Regional Multiple Listing Service (CRMLS). This report encompasses sales statistics derived from CRMLS's systems, including SDMLS. It excludes new construction, commercial transactions, out-of-county sales, and any transactions not reported to an MLS within the specified data range. Reporting practices vary, with some teams reporting each agent individually, excluding co-agents. The data reflects transactions serviced by REALTOR® Service Centers in San Diego County only and may not accurately represent an agent's total volume for the year. PSAR & San Diego Real Producers does not modify, or assume responsibility for the accuracy of this data. Efforts are made to ensure accuracy; however, reporting errors may occur.

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