### MAIN & WADING POOL HOURS

**JULY 1 - AUG 11**
- **Monday - Thursday, Sunday**
  12:30 - 7:30 pm
- **Friday & Saturday**
  12:30 - 9 pm

**LATE NIGHT LUAUS**
- July 13 & Aug 9
  12:30 - 10 pm

**AUG 12 - SEPT**
To Be Determined

### QUIET POOL, JACUZZI & TENNIS COURT HOURS
8 am - 10 pm

### JULY OFFICE HOURS
- **Tuesday & Thursday**
  9 to 11 am
- Due to Independence Day falling on Thursday, office will also be open 7/5 instead

### JULY EVENT INFO
See Page 5

---

### KEY FOB PROCEDURES
The staff has been processing many key fobs. Thank you to everyone who has come in so far and for your patience while everyone learns the new system. **If you have not yet gotten your fob, please try to do so before July 5, when the gate code will be disabled.** To get your fob, you will need: 1) to be up to date on your dues, 2) to have a current, updated household data sheet on file, 3) to read and sign a key fob waiver, and 4) to take a new photo.

### GUEST / POOL PARTY POLICY REMINDERS
Just a reminder to ALL of our members...if you bring in guests you must sign them in at the office and pay the $3 fee for anyone more than 1 year old. You MUST stay at the pool with any guests you bring in. If you are going to bring in 10 or more guests, you need to fill out a pool party form more than a week before the date. You can then reserve 2 yellow tables and the area nearby for your party. Please be respectful of the areas that other members have reserved.

### QUIET POOL RULES
The pool formerly known as the Adult Pool was renamed the Quiet Pool for a reason; the members enjoying that area would like to relax. If you are allowing your children to swim in that area, you must be ACTIVELY supervising them and making sure they are not jumping in, splashing, yelling and disturbing other members.

### RESPECT YOUR LIFEGUARDS
Please be courteous to the staff and follow any requests they ask of you. They are just trying to do their job to enforce the rules for the safety of everyone at the club.

### ANNUAL BOARD ELECTION COMING SOON
We are now accepting Candidacy Letters from those interested in filling the Fall Election open positions on the board. Please see page 4 for more information and deadlines.

### THIRD QUARTER DUES ARE NOW DUE
Third Quarter dues are due on July 1. **THIS IS YOUR DUES NOTICE.** We do not mail invoices to save costs. You can set up auto-pay through your bank or put your check in the club mailbox located on the hall steps on Sorrento Way. Write checks payable to RSTSRC. Note: Dues are $400/year or $100/qtr: Jan, Apr, Jul, Oct. Payments must be received in the office by the last day of the month or a $10 late fee will be added. If you pay $400 by January 31, you will be allotted 12 FREE guest passes at the window. Detailed rules and the Club’s collection policy are available in the office.

It is vital that the club keeps current records of its members. If your household members or mailing address have changed, or the club does not have your email address, please call or email the office with an update.
General Club Information

BOARD OF DIRECTORS
Dirk Seidel, President
Terrie Jacopi, Vice President
Vic Haddad, Treasurer
Michael Kirtland, Co-Treasurer
Arian Collen, Secretary
John O’Byrne, Board Member
Nick Toprani, Board Member
board@ranchosantateresa.org

NEXT BOARD MEETING
Monday, July 22, 7 pm
in the Club Lounge

OFFICE STAFF
Luke Brown, Facilities Manager
Amy Raczkowski, Office Coordinator
office@ranchosantateresa.org
Christine Francis, Club Coordinator
clubmanager@ranchosantateresa.org
Kylie Watanabe, Swim Lesson Coordinator
swim.instructor@ranchosantateresa.org

JUNE OFFICE HOURS
July 2, 5 & 9 - Christine
9 - 11 am
July 11 - 31 - Amy
Tues & Thurs, 9 - 11 am
When the main pool is open, the Senior Lifeguard on duty can also assist you. Forms and payments can be given to the staff to pass on to the Office Coordinator.

WEBSITE
Visit our website at ranchosantateresa.org for answers to many frequently-asked questions and downloadable forms for hall rentals, pool parties, swim lessons and more!

NEWSLETTER
Advertisements, articles and items of interest for the next newsletter are due on the 25th of the month. Articles are subject to Board Approval.
Want to see YOUR photo featured as the header on the next newsletter? Submit horizontal shots to office@ranchosantateresa.org for consideration.

ONGOING CALENDAR
Boy Scouts – Troop 212
Wednesdays at 7 pm
Girl Scouts – Troop 60153
Wednesdays at 3:45 pm

CLUB AMENITIES
Main Hall Rental - up to 150 people
Lounge Rental - up to 40 people
Main Swimming Pool for Team & Individual Swimming
Diving Board
Back Pool for Exercise & Fun
Jacuzzi for Relaxing
Wading Pool for Ages 6 & Under
Two Lighted Tennis Courts
Beach Volleyball, Basketball & Shuffleboard Courts
Game Room with Ping Pong, Billiards, Air Hockey and Foosball
Barbecue Grills

IMPORTANT SAN JOSE PHONE NUMBERS
Problems with abandoned cars?
Vehicle Abatement: 408-277-8900
Tree Problem? City Arborist: 408-277-2762
Report Street Lights Out: 408-794-1903
Animal Care/ Barking Dogs: 408-794-7297
Junk Pick Up: 408-213-7800
City Code Enforcement: 408-535-7770
www.SanJoseCa.gov/CodeEnforcement
Emergency: 9-1-1
Non-Emergency Police Matter: 3-1-1
Cellular 9-1-1 (San Jose): 408-277-8911
Neighborhood News: www.NextDoor.com
President’s Letter

Hello Rancho Members,

Summer is in full swing and I hope you all have enjoyed the club, by either hanging out in the pools, playing tennis or just meeting with friends and neighbors. Our second big event is just around the corner, the legendary Independence Day celebration party. DJ Ernie is back for this event and will ensure perfect entertainment. Our staff has planned plenty of games for all ages. Please see the separate announcement in this newsletter (page 5).

I am also happy to announce the first Rancho Poker Night on July 19. More details on page 5 of this newsletter as well. We are planning to bring back the Octoberfest this year after we had to skip it last year due to a scheduling conflict. If you are interested to join the party on October 12 please send a short email to the office with your contact info. This is non-binding we just want to get a rough headcount. We will provide more details in the next newsletter.

72 Families who were part of the 2019 Seasonal Guest Pass Program have decided to become Associate Members. We currently have a waiting list of 16 new families who are eligible to apply for an Associate Membership, which means they live inside the defined boundaries and have a letter of recommendation. However, at our last board meeting the board decided to further evaluate the pool usage and carefully judge our capacity. Consequently the board did not approve any new families. We will reconsider adding a few new families at the end of the year or early next year. Last year we had 90 families in our Seasonal Guest Pass program but they could not bring guests.

For all the tennis players, we will remodel our tennis courts this year. The courts need to be resurfaced and have some cracks which could further extend if not treated. We secured a contractor and were hoping to complete the resurfacing before the summer season. Unfortunately the contractor was unable to schedule it before summer break. We will start the construction, which will take approximately 10 days, right after Labor Day.

As a reminder, the pool in the back is a quiet zone for relaxation. Even though kids under 14 can use the pool with adult supervision, splashing, jumping, and diving is not allowed. Our staff is instructed to keep an eye on it and discipline anyone who disobeys the rules. If you feel disturbed by anyone not following the rules, which are posted at the fence, please let the staff know and they will take care of it.

We recently had some vandalism in the game room and were forced to close it temporarily. We identified the individuals, who live in the original club boundaries, and will hold them accountable. If you observe any reckless behavior, causing damages or harm please report it immediately to the staff.

If you have suggestions how to make our club even more enjoyable please let us know by sending an email to directors@ranchosantateresa.org.

That’s it for now enjoy the summer.

Sincerely yours,

Dirk Seidel, President
**Important Member News**

**CANDIDACY AND BALLOT INFORMATION FOR FALL ELECTION**

The Annual Fall Election Meeting will be Thursday, September 19. There will be 4 open board positions up for election. All Directors will be elected to a term of two years. If you are interested in making a difference in the success of our Club, please submit a candidacy letter by Wednesday, August 7.

Candidacy letters should be a single paragraph statement not to exceed 300 words in length. We prefer that candidacy letters are submitted via email to office@ranchosantateresa.org with the subject line “Candidacy Letter.” You can also drop off a hard copy to the Club mailbox located on the stairs up to the Hall at 286 Sorrento Way.

The invitation to the Fall membership meeting will be sent out via first-class mail no less than 30 days prior to the meeting. Voting procedure and ballots will be mailed if more candidates than open positions. If we do not have more candidates than open position the election will be eliminated and all candidates will automatically appointed. If a vote is required, expect to find your ballot in your mailbox around Friday, August 16.

We may need volunteers to count ballots the evening of Thursday, September 19. Let us know if you are interested in volunteering; contact the office if you can help out.

**ASSOCIATE MEMBERSHIP UPDATES**

The board has officially approved 72 Associate Memberships, all families who were 2018 Season Guest Pass Holders and chose to become Associate Members.

During the last board meeting the board decided to observe the utilization of our facility over the next couple of months, especially considering the fact that Associate Members can bring guests. Consequently the board did not approve any new Associate members beside the 2018 Seasonal Guest Pass Holders. We currently have 16 families on our waiting list and will reevaluate adding new Associate Members by the end of the year or early 2020.

The application for the Associate Member waiting list is available on our website.
July Events

POKER NIGHT
We will be hosting a Poker Night for members who are 21 and older in the Lounge on Friday, July 19, at 7 pm. Buy-in will be $20, with an option to buy in one more time for an additional $20. Bring your own beverage (alcoholic or otherwise) and a snack to share - optional. RSVP to Christine at clubmanager@ranchosantateresa.org so we can get a general idea of interest for this event.

INDEPENDENCE DAY PARTY
Come on down and celebrate the Fourth of July with your friends and neighbors. DJ Ernie will be spinning the tunes and we will be hosting tons of activities. See the schedule at right.

July Free Weekly Activities

MOVIE NIGHTS
Join us for Weekly Movie Night on Friday! Settle in on the pool deck around 8:15 and enjoy family-friendly movies and free popcorn as soon as the sun goes down. Check the poster in the office window to see the movie of the week.

EVENING LAP SWIM
SUMMER HOURS
Monday - Thursday • 8 - 9 pm
Friday • 9-10 pm
Please email the office to register.
The pool must be covered after evening lap swim is completed.

FRIDAY COFFEE CLUB
Would you like to be part of our Senior Friday Coffee Club? Then come on over! Enter through the front entrance of the Hall any Friday at 10 am.
The fun lasts from approximately 10 am to 12:30 pm. We serve coffee and snacks every week. We play Dominoes, Mexican Train and a card game called Sequence. If you do not know how to play, we are happy to teach you.
We occasionally go on field trips to play bocce ball or try out a different restaurant; all you have to do is show up and be ready to have fun!

INDEPENDENCE DAY Activities

12:30 pm Bike Parade on Pool Deck
1:30 pm Kids’ Dive
• Capri Sun (6 & Under in Wading Pool)
• Soda Dive (7 & Up in Main Pool)
2:30 pm Adult Pick-a-Dive
(21+ only, participate in one or other)
1st - American Beer Dive (Coors/Bud)
2nd - Bottom Shelf Wine Dive
3:30 pm Belly Flop Contest
4:30 pm Jump or Dive Game
5:30 pm Kiss the Coconut (adults) / On-Deck Dance Party
6:30 pm Pie the Staff ($1/pie)

ALL DAY TREASURE HUNTS
Ducks - kids / Tennis Balls - 21+ only
Bring ducks or tennis balls to office to claim your prize.

Tag Your Pix #RanchoIndependenceDay

Save The Dates

NATIONAL NIGHT OUT
Tuesday, August 6
OKTOBERFEST
Saturday, October 12

Look for more information about these upcoming events in the August Newsletter.
SWIM LESSONS

GROUP LESSONS
SESSION 2: July 1-3, 5 & 8-12
SESSION 3: July 15-19, 22-25
SESSION 4: July 29 - Aug 2, Aug 5-8

Each session has nine half-hour-long classes, starting at 10:30, 11:00 or 11:30.
Class size ranges from 2 to 6.

7 Levels of Instruction
Parent/Child: Starfish
Non-Swimmer: Guppy
Beginner: Minnow
Intermediate: Jellyfish
Intermediate II: Octopus
Advanced: Sea Otter
Adult: Sea Turtle

Prices
Club Member session fee: $140
Non-Member session fee: $170

PRIVATE LESSONS
Members
4 Lessons $140, 6 Lessons $200

Non-Members
4 Lessons $180, 6 Lessons $260

SEMI-PRIVATE LESSONS
Members - Per Person
4 Lessons $120, 6 Lessons $145

Non-Members - Per Person
4 Lessons $160, 6 Lessons $230

Private and Semi-Private lessons are scheduled directly between you and your assigned instructor at a mutually convenient time.

Semi-Private Lessons are best for friends or family members of similar age and level looking to do lessons together. RSTSRC does not pair up students.

REGISTER NOW!
Download a brochure from ranchosantateresa.org or pick one up at the pool.
Contact: Kylie Watanabe at swim.instructor@ranchosantateresa.org or call 408-227-5758 during Main Pool Hours

CLASSES AVAILABLE

AQUA FITNESS & STRENGTH AND STRETCH
CURRENT SESSION: May 28 - July 11
(no class the first week of July)
12 Classes • 6 to 7 pm • Tues: S&S, Thurs: Aqua
$65 members / $75 non-members /
$45 for just S&S or just Aqua (payable in advance)
Contact Sandra - 408-205-8368 or sandra.godsdivinecreation@comcast.net
Bring 3- to 10-lb weights and a floor mat for S&S.
THERE WILL BE A SUMMER HIATUS.
Next session start date TBD.

TENNIS WITH TOM
Tennis Lessons offered through NorCal Tennis Academy
Monday, Wednesday, Thursday • 4 to 8 pm
Contact Tom Le - 408-896-5745

STAY-CATION DEALS!

SHAPE UP FOR SUMMER $45
Buy Three Brow Shaping Services, receive 1 Free

SUMMER SPA-CATION $180
Buy Two 50-Minute Facials, receive 1 Free

FACE GLOW
6146 Camino Verde Drive, Suite P
San Jose, CA 95119
FACEGLOWSKINCAREANDTHERAPY.NET
With a whole lot of team spirit, the Sea Otters opened the cabana season with a home meet against Creekside on June 1st. They then swam an away meet against Shadow Brook on June 8th, and then were back home for two back-to-back meets against Pinehurst on June 15th and Crossgates on June 22nd.

Once you read this, the Sea Otters will have had one more away dual meet on June 30th against Almaden, and under the guidance of Head Coach Les Greenwood, and his talented Assistant Coaches Joey, Enrique & Jerry, the Sea Otters may have secured their 8th Dual Meet Championship in a row, and yet another undefeated Dual Meet season. Fingers crossed!

On July 13th, the Sea Otters will head to the College of San Mateo to defend their Cabana Championship for the 6th year in a row. We wish all our Sea Otters the best of luck as they finish out the cabana season!

For more information please contact Stacy Valenta at chair.stseaotters@gmail.com

**SWIM FAST, SWIM HARD, SWIM SEA OTTERS!**

---

**2019 SEA OTTERS SEASON SCHEDULE**
- 7/8 - 7/12 - Champs Spirit Week
- 7/12 - Pancake Breakfast
- 7/13 - CHAMPS @ College of San Mateo
- 7/15 - Awards Night

---

**PRACTICE SCHEDULE**
**LAST DAY JULY 12, 2019**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 &amp; Up</td>
<td>7:00 - 8:30 am</td>
</tr>
<tr>
<td>11-14</td>
<td>7:30 - 9:00 am</td>
</tr>
<tr>
<td>9-10</td>
<td>9:00 - 10:00 am</td>
</tr>
<tr>
<td>7-8</td>
<td>10:00 - 11:00 am</td>
</tr>
<tr>
<td>6 &amp; U</td>
<td>11:00 am - 12:00 pm</td>
</tr>
</tbody>
</table>

**Evening Practices**
All Ages / 7:00 - 8:00 pm / M, T, TH for approved swimmers only
Coexist?

www.blossomvalleybiblechurch.com

Laurie Hansen & the HansenHomeTeam
Helping Home Buyers & Sellers since 1980
Top 1% in Sales Nationwide!

Contact us for all your Real Estate needs!
www.lauriehansen.com
laurie@lauriehansen.com
408-218-6222
FREE STAGING & MARKET ANALYSIS

Laurie, Michelle, & Paul
Experience Knowledge Service Results
### Summarized Profit & Loss Budget vs Actual
#### January - May 2019

<table>
<thead>
<tr>
<th>Ordinary Income/Expense</th>
<th>Jan - May 19</th>
<th>Budget</th>
<th>$ Over Budget</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Income</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4000 · Dues and Assessments</td>
<td>166,736.74</td>
<td>166,288.00</td>
<td>448.74</td>
<td>100.27%</td>
</tr>
<tr>
<td>4100 · Member Lesson Income</td>
<td>2,604.50</td>
<td>2,604.50</td>
<td>0.00</td>
<td>100.0%</td>
</tr>
<tr>
<td>4200 · Nonmember Lesson Income</td>
<td>18,433.00</td>
<td>16,463.00</td>
<td>1,970.00</td>
<td>111.97%</td>
</tr>
<tr>
<td>4300 · Member Rental Income</td>
<td>3,907.00</td>
<td>3,987.00</td>
<td>(80.00)</td>
<td>97.99%</td>
</tr>
<tr>
<td>4500 · Interest on Operating Funds</td>
<td>1,316.89</td>
<td>830.00</td>
<td>486.89</td>
<td>158.66%</td>
</tr>
<tr>
<td>4600 · Social Event Income</td>
<td>46.30</td>
<td>20.00</td>
<td>26.30</td>
<td>231.5%</td>
</tr>
<tr>
<td>4800 · Other Ordinary Income</td>
<td>3,550.00</td>
<td>825.00</td>
<td>2,725.00</td>
<td>430.3%</td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>196,594.43</td>
<td>191,017.50</td>
<td>5,576.93</td>
<td>102.92%</td>
</tr>
<tr>
<td><strong>Expense</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5000 · Gross Payroll</td>
<td>20,963.71</td>
<td>21,239.00</td>
<td>(275.29)</td>
<td>98.7%</td>
</tr>
<tr>
<td>5100 · Payroll Related Expenses</td>
<td>5,725.29</td>
<td>3,364.85</td>
<td>2,360.44</td>
<td>170.15%</td>
</tr>
<tr>
<td>5600 · Social Event Expenses</td>
<td>2,011.58</td>
<td>2,011.82</td>
<td>(0.24)</td>
<td>99.99%</td>
</tr>
<tr>
<td>5800 · Other Member Services</td>
<td>2,448.04</td>
<td>2,642.00</td>
<td>(193.96)</td>
<td>92.66%</td>
</tr>
<tr>
<td>6000 · Professional Services</td>
<td>3,225.00</td>
<td>4,950.00</td>
<td>(1,725.00)</td>
<td>65.15%</td>
</tr>
<tr>
<td>6100 · Other Outside Services</td>
<td>11,277.50</td>
<td>11,278.00</td>
<td>(0.50)</td>
<td>100.0%</td>
</tr>
<tr>
<td>6200 · Insurance</td>
<td>11,594.55</td>
<td>11,790.00</td>
<td>(195.45)</td>
<td>98.34%</td>
</tr>
<tr>
<td>6300 · Bank Fees</td>
<td>145.45</td>
<td>110.00</td>
<td>35.45</td>
<td>132.23%</td>
</tr>
<tr>
<td>6500 · General Office Expenses</td>
<td>3,574.95</td>
<td>3,740.53</td>
<td>(165.58)</td>
<td>95.57%</td>
</tr>
<tr>
<td>6800 · Taxes and Licenses</td>
<td>2,177.00</td>
<td>2,177.00</td>
<td>0.00</td>
<td>100.0%</td>
</tr>
<tr>
<td>7000 · Building and Hall Maintenance</td>
<td>4,568.13</td>
<td>5,918.00</td>
<td>(1,349.87)</td>
<td>77.19%</td>
</tr>
<tr>
<td>7100 · Pool Maintenance</td>
<td>4,116.48</td>
<td>3,868.00</td>
<td>248.48</td>
<td>106.42%</td>
</tr>
<tr>
<td>7200 · Utilities</td>
<td>25,145.45</td>
<td>25,143.00</td>
<td>2.45</td>
<td>100.01%</td>
</tr>
<tr>
<td>7300 · Reserve Funding</td>
<td>23,955.00</td>
<td>23,955.00</td>
<td>0.00</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Total Expense</strong></td>
<td>120,928.13</td>
<td>122,187.20</td>
<td>(1,259.07)</td>
<td>98.97%</td>
</tr>
<tr>
<td><strong>Net Income/Expense</strong></td>
<td>$ 75,666</td>
<td>$ 68,830</td>
<td>6,836</td>
<td>0.04</td>
</tr>
</tbody>
</table>
## JULY 2019 RSTSRC CALENDAR

<table>
<thead>
<tr>
<th>SUN</th>
<th>MON</th>
<th>TUES</th>
<th>WED</th>
<th>THU</th>
<th>FRI</th>
<th>SAT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>
|     |     |      |     |     |     | **Tennis**
|     |     |      |     |     | 2   | **Independence Coffee Club**
|     |     |      |     |     | 3   | **Independence Day Party**
|     |     |      |     |     | 4   | **Independence Day Party**
|     |     |      |     |     | 5   | **Independeance Day Party**
|     |     |      |     |     | 6   | **Late Night Sea Otters**
| 7   | 8   | 9    | 10  | 11  | 12  | 13  |
| Hall Rental | Tennis | S & S | Tennis | Tennis | Coffee Club | **Late Night Sea Otters**
|     |     |     |     |     | 7 pm Lounge | **Late Night Sea Otters**
|     |     |     |     |     | 8-10 pm | **Late Night Sea Otters**
|     |     |     |     |     | 8-10 pm | **Late Night Sea Otters**
|     | 14  | 15   | 16  | 17  | 18  | 19  |
|     | Sea Otters Awards Night | Lap Swim | Lap Swim | Lap Swim | Lap Swim | Coffee 10 am Poker Night
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |
|     | 21  | 22   | 23  | 24  | 25  | 26  |
|     | Tennis | Lap Swim | Lap Swim | Lap Swim | Lap Swim | Coffee Club
|     |     |     |     |     |     | 10 am Movie Night
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |
|     | 28  | 29   | 30  | 31  |     | 27  |
|     | Tennis | Lap Swim | Lap Swim | Lap Swim |     | Hall Rental
|     |     |     |     |     |     |     |
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |
|     |     |     |     |     |     | 8-10 pm |

**POOL HOURS indicated in bold red**

<table>
<thead>
<tr>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
</tbody>
</table>

**Hall Rental**

<table>
<thead>
<tr>
<th>12:30-7:30 pm</th>
<th>12:30-7:30 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
<tr>
<td>8-10 pm</td>
<td>8-10 pm</td>
</tr>
</tbody>
</table>
Prices & Sales Up From Prior Month

Prices for single-family, re-sale homes were up in May from April. The median sales price rose 2.9% and the average sales price rose 0.1%. Year-over-year was a different story with prices down. The median sales price was off 5.5% and the average sales price fell 3.7%.

The sales price to list price ratio, which had a peak last spring of 112.4%, had dropped ten months in a row before bottoming out at 99.5% in January. It has risen every month since then. Last month it was up to 102.2%.

Home sales rose 40.4% from April, but they were down, year-over-year, for the thirteenth month in a row. There were 991 homes sold in Santa Clara County last month. The average since 2000 is 987.

Inventory continues to expand. It has been higher than the year before twelve months in a row. Last month, it was up 49.2% over last year.

Days of Inventory, or how long it would take to sell all homes listed for sale at the current rate of sales, was down to 44 days. The average since 2003 is 89.

As of June 5th, there were 1,450 homes for sale in Santa Clara County. The average since January 2000 is 2,778.

It is taking twenty-three days to sell a home. That is the time from when a home is listed to when it goes into contract.

Prices for re-sale condos were up last month from the month before but were down year-over-year.

The sales price to list price ratio was 101.3%.

Condo sales were down 4.5% year-over-year.

Inventory continues to expand. It has been higher than the year before twelve months in a row.

As of June 5th, there were 648 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory dropped to fifty-one.

It took an average of twenty-four days to sell a condo last month.

If you are planning on selling your property, call me for a free comparative market analysis.

Search for recent sales & listings in your neighborhood, or in the neighborhood where you are considering buying.
Pressuring The Fed

May 31, 2019 -- With trade and tariff volleying between the U.S. and China already rolling stock markets, a new bit of saber-rattling aimed at Mexico this week sparked a fresh round of selling of equities as investors headed to the relative safety of bonds.

As is they weren’t already low, that wash of cash pushed down yields of government bonds across the globe, dropping both German Bunds and Japanese bonds further into negative territory. Of course, U.S. Treasuries also got a strong buy, and the yield on the influential 10-year Treasury was driven down to levels last seen at the end of summer 2017.

According to Freddie Mac, the average offered rate for a conforming 30-year FRM cracked the 4% mark for the first time since January 2018, with a months-long downtrend leaving the benchmark mortgage at 3.99%. It would seem that the downtrend isn’t over; at the end of summer 2017, the same barometer was hovering in the three-eighths, and while we might not get there next week, we’ll probably be close.

Low mortgage rates aren’t doing much to heat up a moderate housing market -- the Mortgage Bankers Association reported a third straight week of declining applications for purchase-money mortgage in the week ending May 24 -- but should give a hearty boost to refinance activity. With already considerable downside on mortgage rates this week that will certainly spill into next, it looks like we’ll see another fair decline for rates on top, probably something on the order of 8-10 basis points in the 30-year FRM when Freddie Mac reports next Thursday morning (barring any unforeseen outbreak of optimism by investors, of course).
**Local Market Trends**  |  **Santa Clara County**  |  **June 2019**

---

**Market Statistics**

### Trends at a Glance (Single-family Homes)

<table>
<thead>
<tr>
<th></th>
<th>May 19</th>
<th>Month %</th>
<th>Apr 19</th>
<th>Year %</th>
<th>May 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Price</td>
<td>$1,338,000</td>
<td>2.9%</td>
<td>$1,300,000</td>
<td>-5.5%</td>
<td>$1,440,000</td>
</tr>
<tr>
<td>Average Price</td>
<td>$1,642,540</td>
<td>0.1%</td>
<td>$1,641,690</td>
<td>-3.7%</td>
<td>$1,708,510</td>
</tr>
<tr>
<td>Home Sales</td>
<td>991</td>
<td>40.4%</td>
<td>706</td>
<td>-6.4%</td>
<td>1,059</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>1,019</td>
<td>14.5%</td>
<td>890</td>
<td>0.5%</td>
<td>2,945</td>
</tr>
<tr>
<td>Active Listings</td>
<td>1,450</td>
<td>12.1%</td>
<td>1,293</td>
<td>49.2%</td>
<td>972</td>
</tr>
<tr>
<td>Sale/List Price Ratio</td>
<td>102.2%</td>
<td>0.1%</td>
<td>102.0%</td>
<td>-7.6%</td>
<td>110.6%</td>
</tr>
<tr>
<td>Days on Market</td>
<td>23</td>
<td>-8.2%</td>
<td>25</td>
<td>65.4%</td>
<td>14</td>
</tr>
<tr>
<td>Days of Inventory</td>
<td>44</td>
<td>-17.4%</td>
<td>53</td>
<td>59.4%</td>
<td>28</td>
</tr>
</tbody>
</table>

### (Condominiums)

<table>
<thead>
<tr>
<th></th>
<th>May 19</th>
<th>Month %</th>
<th>Apr 19</th>
<th>Year %</th>
<th>May 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Price</td>
<td>$855,800</td>
<td>0.7%</td>
<td>$850,000</td>
<td>-3.9%</td>
<td>$950,000</td>
</tr>
<tr>
<td>Average Price</td>
<td>$931,174</td>
<td>3.2%</td>
<td>$902,290</td>
<td>-7.4%</td>
<td>$1,005,520</td>
</tr>
<tr>
<td>Home Sales</td>
<td>383</td>
<td>33.8%</td>
<td>276</td>
<td>-4.5%</td>
<td>401</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>395</td>
<td>6.2%</td>
<td>372</td>
<td>0.5%</td>
<td>393</td>
</tr>
<tr>
<td>Active Listings</td>
<td>648</td>
<td>18.7%</td>
<td>546</td>
<td>143.2%</td>
<td>260</td>
</tr>
<tr>
<td>Sale/List Price Ratio</td>
<td>101.3%</td>
<td>-0.1%</td>
<td>101.4%</td>
<td>-10.6%</td>
<td>113.4%</td>
</tr>
<tr>
<td>Days on Market</td>
<td>24</td>
<td>-14.2%</td>
<td>27</td>
<td>129.9%</td>
<td>10</td>
</tr>
<tr>
<td>Days of Inventory</td>
<td>51</td>
<td>-11.5%</td>
<td>57</td>
<td>160.9%</td>
<td>19</td>
</tr>
</tbody>
</table>

---

**Santa Clara County Condos** - Median & Average Prices & Sales

(3-month moving average—prices in $000's)

![Graph showing trends in prices and sales](image)

Table Definitions

- **Median Price**: The price at which 50% of prices were higher and 50% were lower.
- **Average Price**: Add all prices and divide by the number of sales.
- **SPI/LP**: Sales price to list price ratio or the price paid for the property divided by the asking price.
- **DOI**: Days of Inventory, or how many days it would take to sell all the property for sale at the current rate of sales.
- **Pend**: Property under contract to sell that hasn't closed escrow.
- **Inven**: Number of properties actively for sale as of the last day of the month.

---

Laurie Hansen
InterReal Estate Services
5609 Silver Creek Valley Road
San Jose, CA 95138
(408) 216-6222
lhansen@interrealestate.com
CA BRE #00754902

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.
Santa Clara County Homes: Days of Inventory

Santa Clara County
Sales Year-to-Date