



The Fiesta Bee

A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
PO Box 5288, San Mateo CA 94402

www.FiestaGardensHoa.com
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President's Message

By Paul McCann

October is bustling in the Fiesta Gardens. The weather is ideal to squeeze in some final swims. The tennis courts are packed and the soccer fields are full of scrimmages and games. The Spirit Store over on Concar Drive is open for browsing and folks to get ready for the Halloween season. Though we may need to put away some of the orange and black as our beloved Giants were left out of the postseason, we are looking good for next year. Time to support the local schools' volleyball, golf, cross-county, water polo and football teams.

Over at City Hall, San Mateo has revised its Delaware Street bike lane project so it does not eliminate a vehicle travel lane and potentially worsen congestion.

The city has had plans to upgrade the bike lanes along Delaware Street that would provide more protection and better delineation, but the original proposal would have eliminated one lane of vehicle travel between Bermuda Drive to Saratoga Drive, with dedicated turn lanes opening up after Saratoga Drive. According to a staff report, rather than moving forward on the original project "where substantial public opposition remained," the city decided to preserve the second southbound travel lane. In doing so, all lanes, including vehicle and bike, would be narrowed, and there would also be eight less parking spaces compared to the original proposal.

Enjoy the good weather and get out for a stroll around the neighborhood. Better yet, stroll on over to the Cabana on Wednesday, October 8th for the monthly FGHA Board Meeting.



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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, October 8
7PM at the Cabana

FGHA Board of Directors

President
Paul McCann president@fiestagardenshoa.com

Vice President
Christina Saenz vp@fiestagardenshoa.com

Civic Affairs
Sandra Ossio civic@fiestagardenshoa.com

Park Director
Mike Bratt parks@fiestagardenshoa.com

Pool Operations
Steve Stanovcak poolops@fiestagardenshoa.com

Pool Maintenance
Steve Muller poolmtc@fiestagardenshoa.com

Social Director
Laurel Kent social@fiestagardenshoa.com

FGHA Staff

Treasurer
Vicky Nguyen treasurer@fiestagardenshoa.com

Secretary
Pam Miller secretary@fiestagardenshoa.com

Bee Editor
Eleni Hulman editor@fiestagardenshoa.com

Webmaster
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Pool Operations



The pool will remain open until Sunday, October 12. The hours will remain:

- Monday through Friday, 4:30PM to 8:00PM
- Saturday and Sunday, 12:00 noon until 8:00PM.

We do have a shortage of lifeguards so there may be days the pool is closed due to lack of coverage.



Park Director's Report

By Mike Bratt

I want to assure everyone that the old gate codes are still in effect, and I will need to push the switch to the end of October if I can get it done. You will receive a new code before it is implemented so that you are not locked out of the facilities you have paid for.

I am going to use part of my report to put an idea in your head. The pool needs to be resurfaced, and it will need some major plumbing updates to meet the current codes. The board in 2024 passed an emergency assessment to meet some unfunded legal expenses. The amount that was collected from 94% of the residents has been recovered. The board agreed to use these recovered funds to offset the amount you paid into the emergency assessment to offset your 2026 assessment. I would like to encourage you to donate the amount you paid to get the pool work completed. I am not speaking for the board, I am speaking as a member, and a board member.

Fiesta Gardens Homes Association In Balance Sheet

As of August 31, 2025

ASSETS	as of 7/31/25	MoM flux	2025 Comments	
CURRENT ASSETS				
Cash - Operating Fund	59,409	85,753	(26,344)	
Cash - Reserve Fund	214,639	214,366	273	lawsuit settlement
Accounts Receivable: Other	(190)	(392)	201	prepayments for 2026
Accounts Receivable 2025 Dues	12,914	13,513	(599)	cash rec'd
A/R (Emergency Assessment)	5,280	5,280	0	
A/R 2024 and prior periods	11,217	11,217	0	relates to 1 account
Accounts In Collection	0	0	0	
Construction Refundable Deposit	0	0	0	
Other Current Assets	14,968	16,615	(1,646)	
TOTAL CURRENT ASSETS	318,237	346,352	(28,116)	
FIXED ASSETS				
New Cabana Costs to Date	1,793,804	1,793,804	0	
HOA All in One Property Management System	5,525	5,525	0	
TOTAL FIXED ASSETS	1,799,329	1,799,329	0	
TOTAL ASSETS	2,117,566	2,145,681	(28,116)	
LIABILITIES AND FUND BALANCE	as of 7/31/25	MoM flux	2025 Comments	
LIABILITES				
Accounts Payable	2,637	5,230	(2,593)	
Payroll Taxes Payable	(466)	(466)	0	
Accrued Expenses	2,847	2,847	0	
Prepaid Assessments	99,300	99,300	0	
Payroll Liabilities	0	0	0	
Construction Contract Retention Payable	5,325	5,325	0	
Paid on Behalf of Contractor	0	0	0	
TOTAL LIABILITIES	109,642	112,235	(2,593)	
FUND BALANCE				
Current Year Net Income/Loss	158,962	184,485		
TOTAL FUND BALANCE	2,007,924	2,033,446		
TOTAL LIABILITIES AND EQUITY	2,117,566	2,145,681		

Fiesta Gardens Homes Association Inc.
Profit and Loss
August 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
Income								
<u>Operating Revenue</u>								
333		333	Regular Assessments	293,986	290,822	3,163	290,822	
1,800	992	808	Clubhouse Rental (Pool Party)	23,770	7,936	15,834	11,904	more rentals + inc. fees
0	183	(183)	Guest Passes	1,987	733	1,254	1,100	\$644 cash from 2024
60	60	0	Bee Ads	720	480	240	720	
(411)	5,303	(5,715)	Swim School	31,713	15,910	15,803	15,910	
1,781	6,539	(4,757)	Subtotal	352,175	315,882	36,293	320,456	
<u>Interest, Late Charges, Collection Fees</u>								
0	0	0	Interest Inc - Operating Fund	0	0	0	0	
273	42	232	Interest Inc - Repl. Res. Fund	1,139	333	805	500	
0	83	(83)	Late Charges	9,876	667	9,209	1,000	settlement of lawsuit
5,000	0	5,000	Misc Income	5,519	0	5,519	0	primarily settlm't of lawsuit
0	8	(8)	Collection Charges	0	67	(67)	100	
5,273	133	5,140	Subtotal	16,533	1,067	15,466	1,600	
7,054.52	6,672	383	Total Income	368,708	316,948	51,760	322,056	
Expenses								
<u>Lifeguard Expense</u>								
14,150	11,437	(2,713)	Lifeguards	52,072	40,030	(12,042)	57,186	
0	293	293	Insurance Exp - W/C	1,573	2,345	773	3,518	qtrly pymt in Jan, Apr, Jul, Oct
1,391	593	(798)	Payroll Taxes	5,059	4,148	(911)	5,926	
364	167	(197)	Payroll Service	1,928	1,335	(593)	2,003	
15,905	12,490	(3,415)	Lifeguard Expense Subtotal	60,632	47,859	(12,773)	68,633	
<u>Pool Expense</u>								
3,099	1,863	(1,236)	Pool Expense total	22,813	14,903	(7,909)	22,355	Special Assmt req'd for repairs
<u>Park Expense</u>								
650	670	20	Landscape-Contract	6,321	5,356	(965)	8,034	
0	0	0	Common Area - Maintenance	621	0	(621)	0	Special Assmt req'd
0	78	78	Pest Control	612	623	11	935	qtrly pymt in Jan, Apr, Jul, Oct
1,974	0	(1,974)	Cabana Supplies and Equipment	6,127	0	(6,127)	0	cleaning services pd by inc. cabana fees
0	0	0	Tennis Court- Service & Repair	0	0	0	0	Special Assmt req'd
2,624	747	(1,877)	Park Expense Subtotal	13,681	5,979	(7,702)	8,969	

<u>Utilities</u>								
631	720	89	Gas	2,594	5,756	3,162	8,634	
2,157	1,299	(858)	Electricity	12,239	10,393	(1,845)	15,590	
241	216	(25)	Refuse	1,662	1,731	69	2,596	
272	280	8	Telephone & Internet	2,180	2,243	63	3,364	
2,771	1,833	(937)	Water	13,750	14,667	917	22,000	
110	525	415	Clubhouse Facilities (alarm)	880	4,203	3,323	6,305	
6,183	4,874	(1,308)	Utilities Subtotal	33,304	38,993	5,688	58,489	
<u>Administrative Expenses</u>								
0	220	220	Audit & Tax Preparation	0	1,763	1,763	2,645	
0	8	8	Civic Expenses	0	67	67	100	
0	0	0	Collection Expenses	0	0	0	0	
348	333	(14)	D & O Ins. Expense	2,541	2,667	126	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	10,391	11,667	1,275	17,500	
0	42	42	Mailings, Postage & Copies	252	333	81	500	
0	250	250	Meeting Expenses/Social Functions	682	2,000	1,318	3,000	
425	425	0	Newsletter Editor	3,400	3,400	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	520	401	780	
300	293	(6)	Office Supplies	2,504	2,347	(156)	3,521	
52	1,767	1,714	Payment Processing Fees	6,677	5,300	(1,377)	5,300	QB fees for dues collections
			Permits & License	0	27	27	40	
0	0	0	Professional Services	22,206	0	(22,206)	0	legal fees from 2024 + foreclosure; Special Assmt req'd
0	74	74	Reserve Study	0	593	593	890	
300	300	0	Secretary	2,400	2,400	0	3,600	
0	125	125	Taxes - Income	0	1,000	1,000	1,500	
0	2,000	2,000	Taxes - Property	11,822	16,000	4,178	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	16,000	16,000	0	24,000	
0	44	44	Web Site	324	351	27	526	
4,724	9,405	4,682	Admin Expenses Subtotal	79,316	66,435	(12,882)	97,002	
32,534	29,379	(3,155)	Total Expenses	209,746	174,169	(35,577)	255,448	
(25,480)	(22,707)	(2,772)	Net Income	158,962	142,779	16,183	66,608	

FGHA BOARD MEETING – August 6, 2025

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:02pm. Board Members in attendance were, Steve Stanovcak -- Pool Operations, Steve Muller -- Pool Maintenance, Laurel Kent -- Social Director, Mike Bratt -- Park Director, Christina Saenz -- Vice President, and Paul McCann -- President.

July 9th Minutes - On a motion duly made and seconded and approved by all Board Members, the July 9th minutes were approved.

Financial /Vicky Nguyen

- July operating expenses were \$38,900. Lifeguard wages were \$21,700 of that total.
- Cash in operating account is \$85,800.
- Cash in reserve/cabana fund account is \$214,400. The lawsuit funds are being held in the reserve account to earn interest until the Board decides how to proceed.
- HOA dues, \$278,100 collected so far which is 95% of the total. Another \$13,500 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in July.
- The litigation matter against one of our members for unpaid assessments has been settled. The first two installments were received in July. After that, payments will be made in monthly installments until December 2025.
- Emergency assessment collected is \$87,300 which is 94%. \$5,300 is still due.
- Accounts in collections are 0, due to the lawsuit settlement. One account that was in this account was not in collections and has been reclassified.

There are 26 properties that have outstanding dues and or emergency assessments. There have been numerous reminder letters and emails sent.

On a motion duly made and seconded and approved by all Board Members it was decided to send all owners overdue on their HOA Dues and or Emergency Assessment to collections.

BOARD REPORTS

Civics Director/Sandra Ossio

Social Director/Laurel Kent

- The food trucks have been great! We did need to pay \$200.00 for not making minimum. This should not happen again going forward. August 22nd is the pool party.
- The social closet was cleaned out. It looked like rats had been living there for a while. Unfortunately, a lot of things had to be thrown away.
- The Turkey Trot and Halloween are being worked on.

Parks Director/Mike Bratt

- Lights are fixed in the kiddy park. They now come on when they are supposed to.
- The last of the staining will be done soon.
- There is discussion regarding putting in a concrete pad in the entrance to the kiddy park; this would make it easier for strollers to enter. Due to budget constraints Mike will fund the pad.
- Members are requesting that the code to the park and tennis court locks be periodically updated. Many residents have given out the code to people who don't live here in Fiesta Gardens. Starting September 9th there will be a new code. It will be in The Bee. There was also discussion about having a FOB vs. Code.

Pool Maintenance/Steve Muller

- Everything is good.

Pool Operations/Steve Stanovcak

- Pool Hours will change on August 11th. The new times will be 4:30-8:00pm Monday through Friday. Saturday and Sunday Noon to 8:00pm.
- Swim lessons have been going great. Lifeguards have received great training. Thank you, Christy, Angela, and Catie for all your time and effort.
- There was a gentleman taking photos at the pool. It made some people feel uncomfortable. Lifeguards, Christy and Steve were notified.
- There was an evening party, and the host decided to drive and park 2 vehicles up on the landscaping to unload items for their party. Pictures of the situation were taken. Scapes came out and checked for any damage that may have been done to sprinklers, plants, etc. Luckily, they found no damage was done, however, it did cost the HOA \$60.00 to have Scapes make the trip out. This amount will be deducted from the party deposit.
- A request was made to give 2 free swim lesson sessions to the head lifeguard. After a brief discussion it was thought that maybe next year, we could add that perk in but not this year.

Christina Saenz/Vice President - Popped in late.

Paul McCann /President - Nothing to report.

NEW BUSINESS

Pool Rental Logistics

Should we include a cancellation fee in our rental agreement when renting the pool. We have had 3 cancellations this season. Two rebooked but the days that were cancelled were not re-filled. It was decided not to have a cancellation fee.

Swim Lessons Update

We have had a very successful swim lesson season. We have a \$17,000 profit which includes \$1,775 in nonresidence fees. 50 out of the 88 families that participated responded positively.

Board Positions

On a motion duly made and seconded by all Board Members it was decided to have Sandra Ossio be our new Civics Director starting August 6th, 2025.

Angela Bonanno would like to put her hat in the ring to become Pool Director. She is willing to take on the job whenever it becomes available. The Board will discuss.

OLD BUSINESS

Recovered Legal Fees

Now that the Board has recovered the legal fees it has been brought up that maybe instead of giving a prorated amount back to the members and applying it to the 2026 dues (which was agreed to when the Board had the emergency assessment), maybe we keep the extra money after paying our legal fees, which were higher than expected, to do the necessary repairs to the pool. It was decided to put the money towards members 2026 dues as the Board had stated in the beginning.

Special Assessment

This discussion is ongoing. There are different ideas to investigate including raising dues in 2026.

Pool Hours and Possible Revenue Ideas

Some ideas to save money regarding the pool are shorter hours, cut back on lap swim only be open Mon, Wed and Friday or be closed during the week when school starts. Possible savings could be anywhere between \$2781.00 to \$5,562. After discussion it was decided not to change pool hours. There was a discussion about renting the pool to different groups. It was decided in the future we would not rent the pool to outside entities.

Questions and Comments

Reminder that College Park School starts on Tuesday. There will be many new families in our area trying to figure out how to navigate their new school and the area. Please be patient.

A question was asked about where we stand with JD Builders. We have not collected all the money we are owed. Valerie let us know she has all the documentation and that we should investigate whether there is a statute of limitations.

Meeting adjourned at 9:02pm. The next meeting will be Wednesday, September 10, 2025, at 7:00pm on Zoom or join us in the cabana.

FGHA BOARD MEETING – September 8, 2025

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:02pm. Board Members in attendance were, Sandra Ossio - Civics Director, Steve Stanovcak - Pool Operations, Steve Muller - Pool Maintenance, Laurel Kent - Social Director, Mike Bratt - Park Director, Christina Saenz - Vice President, and Paul McCann - President.

August 6th Minutes - On a motion duly made and seconded and approved by all Board Members, the August 6th minutes were approved.

The Secretary clarified all families were happy with swim lessons this year and that we actually had 50 out of the 88 families respond to our survey.

Financial /Vicky Nguyen

- August operating expenses were \$33,500. Lifeguard expenses were \$15,900 of that total and general recurring expenses.
- Cash in operating account is \$59,400.

Continued on page 8

September Minutes *From page 7*

- Cash in reserve/cabana fund account is \$214,600.
- HOA dues, \$278,700 collected so far which is 96% of the total. Another \$12,900 is in accounts receivable. A handful of Members have elected to make monthly payments.
- Emergency assessment collected is \$87,300 which is 94%. \$5,300 is still due.
- Outstanding balances will be sent to collections.

Proof of Insurance for the HOA are all up to date.

BOARD REPORTS**Civics Director/Sandra Ossio**

- The second meeting regarding the bike lanes happened. Our HOA was not represented. We need to have residents go to these meetings. 99% of the people drive cars and only 1% ride bikes. There are other large construction projects coming up and Fiesta Gardens needs to be represented. We need to work together with other HOA's to have our concerns heard.
- Traffic in the morning during school drop-off is a problem at College Park. There is a new sign reminding people to follow the laws and to stay in your lane when dropping off. No double parking. There was a suggestion to have some people drop off on 19th Ave.
- The Hillsdale project is up in the air. The developer is not giving a lot of information to the public at this time.

Social Director/Laurel Kent

- The pool party was great!
- The Halloween party will be Sunday October 12th at noon. There will be a bounce house.
- The Turkey Trott is coming up as well.

Parks Director/Mike Bratt

- Locks at park are still on the list of things to do.

Pool Maintenance/Steve Muller

- There is an air conditioning issue. Christina stated that Guy will send someone out to see what is going on with the A/C and check the sliding doors that are not working properly as well.
- There is still an issue with the solar inverter. PG&E wants a 3-phase inverter, and we have a 1 phase inverter. The architect feels a 1 phase should be adequate. Guy needs to figure this out, not the Board.

Pool Operations/Steve Stanovcak

- October 12th is the last day the pool will be open. There may be a shortage of lifeguards. Hopefully we will not need to have the pool closed due to lifeguard issues. Catie has updated the lifeguard roster.

Christina Saenz/Vice President

- Looking into digital lock system for the cabana. We are limited to what we can get due to the required door we have. Possibly, we could get a box with the key in it. It would have the capacity to change the code digitally and the person renting the pool would receive the code and be required to lock up as well.

Paul McCann /President Nothing to report.

Nothing to report.

NEW BUSINESS**Agenda**

The secretary will be submitting the agenda each month for The Bee.

OLD BUSINESS**JD Builders Judgement**

Sandra spoke to the attorney who handled our JD Builders case. We won and we have not collected everything he owes us. She feels that it would cost the association \$3,000 to \$5,000 to recover what JD Builders owes us. The statute of limitations is ten years. Some feel that maybe a collections agency would be less money. Sandra will have two bids next meeting so the Board can decide. It was pointed out that the board is short on money and it might be better to wait three months and include the cost in the 2026 budget.

Questions and Comments

It was suggested that it might help the association get more volunteers to serve on the HOA Board of Directors if they could pick the board position they wanted.

The pool needs to be brought up to current codes and needs resurfacing. The cost is somewhere around \$75,000. Members will be getting a prorated amount back towards their dues in 2026 from the lawsuit that was in our favor. It was thought by some that we

should let each household choose if they would like to donate their prorated amount back to the association to go to the much-needed pool repairs. The treasurer said it would not be feasible and a bookkeeping nightmare. Other members thought that fundraising or donation drive might be a way to go to raise money for the repairs rather than raise the dues next year.

Meeting adjourned at 8:25pm. The next meeting will be Wednesday, October 8th, 2025, at 7:00pm on Zoom or join us in the cabana.

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday October 8th, 2025
7:00pm**

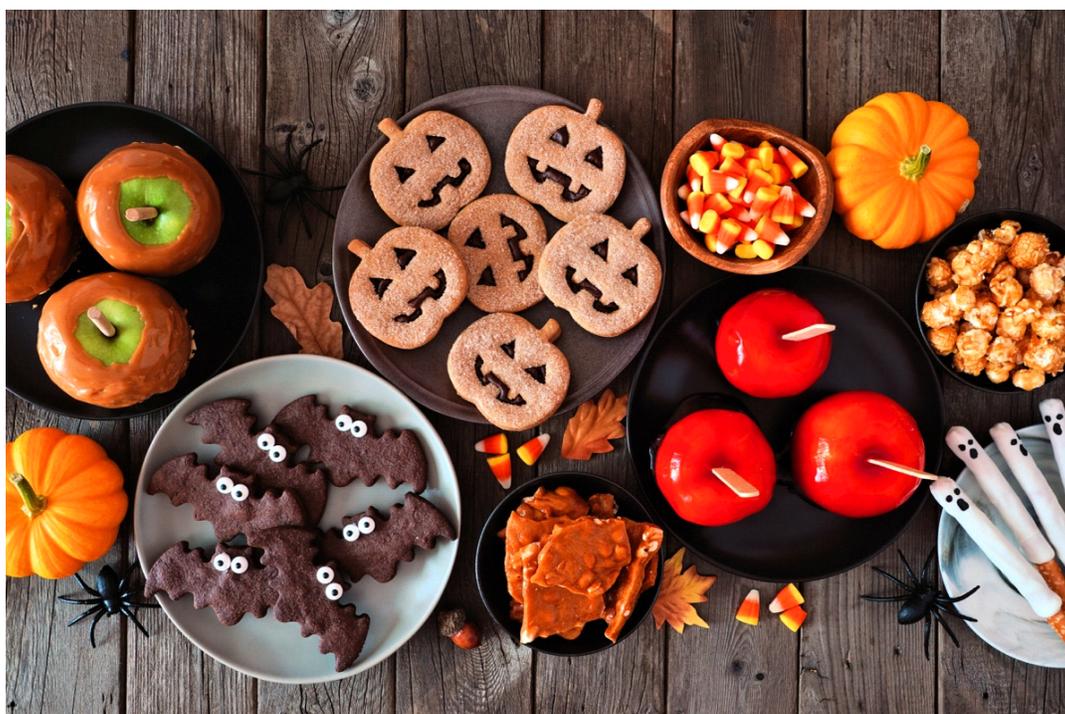
1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports
 - a. Civic-Sandra Ossio
 - b. Social – Laurel Kent
 - c. Parks – Mike Bratt
 - d. Pool Maintenance – Steve Muller
 - e. Pool Operations – Steve Stanovcak
 - f. Vice President – Christina Saenz
 - g. President – Paul McCann
5. New Business
6. Old Business
 - Raise Dues
 - JD Builders Judgement and Recovery
 - Lawyer/Collection Costs
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed.

Fiesta Gardens Halloween Party!

When: Sunday, October 12

Where: The Cabana

Time: 12pm-2pm



Join us for a fun filled afternoon to include:

A haunted cabana

Fun Halloween activities

Tacos El Flamingo Food Truck on site for purchase

Yummy treats and snacks

Costume contest

We would love more volunteers to help set up and clean up! If you are interested, please email Laurel at: social@fiestagardenshoa.com



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CELEBRATING COMMUNITY SPIRIT: A BIG THANK YOU!



I wanted to take a moment to thank everyone who participated in this year's neighborhood-wide garage sale. We had over 20 homes join in, and the feedback from both sellers and buyers was overwhelmingly positive. It was such a fun and successful day, and I truly appreciate the enthusiasm and community spirit you all bring to this event.

I first began organizing this sale back in 2005, starting every other year, and in more recent years it has become an annual tradition. Sponsoring and coordinating the garage sale is something I genuinely enjoy—it's a wonderful way to connect with neighbors and highlight what makes our community so special.

Thanks again for helping make our neighborhood such a great place to live!

2025 FIESTA GARDEN YTD SALES RECAP

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
1118 Lafayette Street	San Mateo	4	2 0	74	1,760	\$1,008.52	6,000 (sf)	\$1,775,000	69

ACTIVE

# Listings:	1	AVG VALUES:	74	1,760	\$1,008.52	6,000 (sf)	\$1,775,000	69
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PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
2075 Sullivan Street	San Mateo	3	2 0	27	1,265	\$1,224.42	5,050 (sf)	\$1,548,888	71
2225 Salisbury Way	San Mateo	3	2 0	24	1,330	\$1,120.30	5,153 (sf)	\$1,490,000	69

PENDING

# Listings:	2	AVG VALUES:	26	1,298	\$1,172.36	5,102 (sf)	\$1,519,444	70
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SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
1075 Annapolis Drive	San Mateo	4	3 0	13	1,950	\$1,164.10	5,100 (sf)	\$2,198,000	69	\$2,270,000	05/15/25
561 Fiesta Drive	San Mateo	3	2 0	6	1,540	\$1,305.84	5,169 (sf)	\$1,850,000	71	\$2,011,000	05/23/25
2268 Kent Street	San Mateo	3	2 0	0	1,530	\$1,228.76	5,100 (sf)	\$1,880,000	69	\$1,880,000	07/07/25
601 Bermuda Drive	San Mateo	3	2 0	6	1,640	\$1,128.05	5,300 (sf)	\$1,688,000	71	\$1,850,000	03/13/25
1028 Lafayette Street	San Mateo	3	2 0	6	1,530	\$1,163.40	6,000 (sf)	\$1,498,000	69	\$1,780,000	03/19/25
2232 Portsmouth Way	San Mateo	4	2 0	5	1,530	\$1,143.79	5,000 (sf)	\$1,649,000	69	\$1,750,000	05/07/25
1089 Annapolis Drive	San Mateo	3	2 0	34	1,330	\$1,296.99	5,000 (sf)	\$1,685,000	69	\$1,725,000	07/07/25
2009 Ginnever Street	San Mateo	3	2 0	7	1,240	\$1,377.42	5,000 (sf)	\$1,490,000	71	\$1,708,000	03/20/25
2224 Southampton Way	San Mateo	3	2 0	8	1,530	\$1,049.02	5,000 (sf)	\$1,499,000	69	\$1,605,000	05/16/25
2218 Kent Street	San Mateo	3	2 0	19	1,330	\$1,172.93	5,000 (sf)	\$1,550,000	69	\$1,560,000	03/21/25
1023 Annapolis Drive	San Mateo	3	2 0	7	1,530	\$1,013.07	5,484 (sf)	\$1,550,000	69	\$1,550,000	08/08/25

SOLD

# Listings:	11	AVG VALUES:	10	1,516	\$1,185.76	5,196 (sf)	\$1,685,182	70	\$1,789,909
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COLDWELL BANKER REALTY

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MONTHLY CALENDAR

FIESTA GARDENS

October 8
FGHA Board Meeting
7 p.m., at the Cabana

October 12
Fiesta Gardens Halloween Party
Where: The Cabana
When: 12:00 p.m. - 2:00 p.m.

October 15
Deadline to get articles and ads to Bee Editor.

SAN MATEO

City Meetings are now hybrid. For more information on these meetings, please visit <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

October 6, 20
City Council Special Meeting/Meeting
Where: City Council Chambers, 330 W 20th Ave.
Please see [Public Meeting Portal](#) for details.
When: 5:30 PM - 7:00 PM (Special Meeting)
7:00 PM - 9:00 PM (regular Meeting)

October 14, 28
Planning Commission Meeting
Where: 330 W. 20th Avenue
Hybrid Meeting: [Public Meeting Portal](#) for details.
When: 7:00 p.m. - 9:00 p.m.

October 11
Spooky Book Faire
Do you enjoy Halloween and a good scary story? You're in for a treat! Join us at the Spooky Book Faire and hear live scary readings! There will also be games, door prizes, and refreshments. Books by authors available for purchase as well! Take photos with our spooky photo backdrop! *This is an adult program.*

Presented by HorrorAddicts.net

Where: San Mateo Main Library, 55 W 3rd Ave., SM Oak Room
When: 2:00 PM - 6:00 PM

