



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

www.FiestaGardensHoa.com
editor@fiestagardenshoa.com

President's Message

By Steve Strauss

As Summer begins to come to an end, we say goodbye to another Pool Season. If all goes well, either next season or shortly thereafter, we will celebrate the opening of our new Cabana. I'm told that we are *this* close to getting the project started. I know I've said it before, and I've been told it before, but I have confidence it will be very soon. What can be considered "very soon" is up to you to decide.

With school started and more people out and about, please be careful when driving and walking around the neighborhood. People drive crazy through Fiesta Gardens, especially those cutting through that don't live here, so please be cautious.

As the end of the year gets closer, we will once again enter FGHA Board election season. As we haven't had too many volunteers the last few years, it's been a while since we've actually had an election for the Board. Many of the Board members have given of their time and effort for many years, including myself as your President. If anyone would like to take any position including President, whether you think I or any of us have been at it for too long, or you just want a change, we welcome your participation. Please let a Board member know if you are interested.

A belated Happy New Year to our Jewish residents and a belated Happy Birthday to my beautiful wife Allyson.

See you at the next Board Meeting via Zoom, Wednesday, October 6.

Stay Positive, Test Negative, Get Vaccinated.

Inside This Issue

President's Message	1
Pool Operations	2
Civics Report	2, 10
Calendar of Events	3
FGHA Financials	4-5
Board Meeting Minutes	6-7
Halloween Contests	9

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 6
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President Naresh Nayak	vp@fiestagardenshoa.com
Civic Affairs Rich Neve	civic@fiestagardenshoa.com
Park Director Roland Bardony	parks@fiestagardenshoa.com
Pool Operations Steve Stanovcak	poolops@fiestagardenshoa.com
Pool Maintenance Steve Muller	poolmtc@fiestagardenshoa.com
Social Director Christina Saenz	social@fiestagardenshoa.com

FGHA Staff

Treasurer Steve Gross	treasurer@fiestagardenshoa.com
Secretary Pam Miller	secretary@fiestagardenshoa.com
Bee Editor Eleni Hulman	editor@fiestagardenshoa.com
Webmaster Mariano Saenz	webmaster@fiestagardenshoa.com

Pool Operations

By Steve Stanovcak

Come on down to the pool to get that last tan in.

The pool will remain open from 4:00 p.m. to 8:00 p.m., Monday through Friday, and Saturday and Sunday's 12:00 p.m. to 8:00 p.m. until October 10th.

Sunday, October 10th will be the last day of the pool season.



Civic Report

By Richard Neve

Winners of the Homeowner's Outstanding Maintenance Award for FGHA
 Congratulations to June and Lloyd Rothe on Fiesta Drive for keeping a wonderful home!

Single Family Zoning Laws Now Signed by Governor Newsom

Senate Bills 9 and 10 passed Assembly, and Gavin Newsom buoyed from his recall election victory signed both into law. Our assembly member is Kevin Mullin – voted yes on both

- The premise behind SB 9 is that single family zoning must be eliminated.
- SB 10 would allow cities and counties to approve up to 10 units on single family lots without notifying or hearing neighbors' concerns.
- Single-Family Residential Zones: Permits the division, partial or full tear down of an existing single-family home to create two separate residential units, eligible to be sold separately.
- Allow even more units to be built on the parcel without public review.
- Local ordinances that would physically preclude construction of the two units cannot be enforced.
- Parking is limited to one space per unit, and must be eliminated entirely if within one-half mile of transit
- Urban Parcel Splits: Permits urban lot splits in residential zones to create two equal parcels of a minimum of 1,200 square feet.
- Overrides local requirements on lot splitting.
- Applies to all residential parcels, not just single-family

Possible Impacts:

- Likely to affect middle class and lower income neighborhoods and homeowners more than wealthier individuals.
- There is no mandate for affordable housing.
- Only ~5% of single-family homes are impacted by this law, so actual impact on increasing housing is limited.

Destabilizing Economic Impacts:

- The purchase of a home is typically an individual's largest investment. This will destabilize single-family neighborhoods.
- Increase urban sprawl as those seeking the neighborhood or exit out of California

CONTINUED PAGE 10

ARE YOU CONSIDERING A MOVE?

I'm Actively Representing Clients with Their
Real Estate Transactions in San Mateo County.
Experienced in Home Sales, IRS1031 Exchanges,
NNN Leased Investments, Installment Sales
and Property Management

...Consider

DAVID A. MARINO

REAL ESTATE BROKER
SAN MATEO, CA 94401
Member NAR,CAR
DRE#00967316



Office: ⁽⁶⁵⁰⁾ 347-9861

Residence: ⁽⁶⁵⁰⁾ 578-1188

Successfully Fulfilling My Client's Real Estate Needs Since 1988

MONTHLY CALENDAR

FIESTA GARDENS

October 6
FGHA Board Meeting
7 p.m., Zoom call

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

SAN MATEO

City Meetings will be held online via Zoom calls. For more information on these calls, please visit
<https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

October 4, 18
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

October 12, 26
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 11:00 PM

October 9

City of San Mateo Recycling Event

Keep our City clean and your home uncluttered. We host two community recycling events annually that are always free to our citizens. Visit the webpage linked here for the most current information about acceptable recyclables. Remember to plan ahead and expect to wait your turn at the event. We are dedicated to helping you remove unwanted recyclables, but we are a small staff. Thank you, in advance, for your patience and for making great choices for a cleaner San Mateo.

Where: Beresford Park, 2720 Alameda de las Pulgas

When: 9:00 a.m. - 12:00 p.m.

<https://www.cityofsanmateo.org/2617/Free-Recycling-Events>

October 13

Tales of Horror

Join us for the fifth annual Tales of Horror as costumed authors, HorrorAddicts.net members, read from their scary works. Contact Cynthia McCarthy at cmccarthy@cityofsanmateo.org with any questions.

Where: San Mateo Main Library, Oak Room, 1st floor

When: 6:30 p.m. - 8:00 p.m.

Cost: FREE

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
August 31, 2021

Current Period			Description	Year To Date			2021 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
2,520.00		2,520.00	Regular Assessments	194,400.00	188,280.00	6,120.00	188,280.00
0.47	2.08	(1.61)	Interest Inc - Operating Fund	7.10	16.67	(9.57)	25.00
194.08	83.33	110.75	Interest Inc - Repl. Res. Fund	1,472.90	666.67	806.23	1,000.00
		0.00	Interest	254.88	0.00	254.88	0.00
		0.00	Late Charges	96.00	1,377.33	(1,281.33)	2,066.00
		0.00	Swim School	10,820.00		10,820.00	0.00
120.00	90.00	30.00	Bee Acts	840.00	720.00	120.00	1,060.00
\$ 2,834.55	\$ 175.42	\$ 2,659.13	Total Income	\$ 207,890.88	\$ 191,060.67	\$ 16,830.21	\$ 192,451.00
\$ 2,834.55	\$ 175.42	\$ 2,659.13	Gross Profit	\$ 207,890.88	\$ 191,060.67	\$ 16,830.21	\$ 192,451.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	4,320.00	4,320.00	0.00	5,480.00
10,642.22	7,600.00	(3,042.22)	Lifeguards	39,484.02	24,181.82	(15,302.20)	38,000.00
1,007.17	746.00	(261.17)	Payroll Taxes	3,848.17	2,373.64	(1,474.53)	3,730.00
195.50	600.00	404.50	Payroll Service	1,081.54	1,909.09	827.55	3,000.00
425.00	425.00	0.00	Newsletter Editor	3,400.00	3,400.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	2,400.00	2,400.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	8,000.00	8,000.00	0.00	12,000.00
66.22		(66.22)	Payment Processing Fees	2,753.26	1,800.00	(953.26)	2,700.00
145.00	45.00	(100.00)	Pest Control	569.34	360.00	(209.34)	540.00
2,346.61	1,458.33	(888.28)	Pool & Spa	18,289.39	11,066.67	(8,822.72)	17,500.00
1,300.27	308.33	(991.94)	Common Area - Maintenance	2,175.27	2,466.67	291.40	3,700.00
		0.00	Wristbands	730.83	200.00	(530.83)	300.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	666.67	666.67	1,000.00
583.88	300.00	(283.88)	Gas	2,183.22	2,400.00	216.78	3,600.00
1,097.29	1,188.67	89.38	Electricity	7,617.72	9,333.33	1,715.61	14,000.00
188.93	125.00	(63.93)	Refuse	1,511.44	1,000.00	(511.44)	1,500.00
185.95	133.33	(52.62)	Telephone & Pager	1,402.96	1,066.67	(336.28)	1,600.00
2,310.49	1,000.00	(1,310.49)	Water	8,183.33	8,000.00	(183.33)	12,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	666.67	666.67	1,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	800.00	800.00	1,200.00
36.18	208.33	172.15	Mailings, Postage & Copies	284.88	1,666.67	1,381.99	2,500.00
	50.00	50.00	Newsletter Postage/ Printing	193.74	400.00	206.26	600.00
1,304.25	125.00	(1,179.25)	Meeting Expenses/Social Functi	1,579.25	1,000.00	(579.25)	1,500.00
	416.67	416.67	Collection Expenses	1,041.52	3,333.33	2,291.81	5,000.00
1,317.48	1,125.00	(192.48)	Insurance Expenses	9,376.84	9,000.00	(376.84)	13,500.00
296.00	291.87	(5.33)	D & O Ins. Expenses	2,384.00	2,333.33	(50.67)	3,500.00
-2,717.37	366.67	3,084.04	Insurance Exp - W/C	39.60	2,933.33	2,893.73	4,400.00
267.44	271.67	4.23	Office Supplies	2,093.94	2,173.33	79.39	3,260.00
	8.33	8.33	Civic Expenses	199.00	66.67	(132.33)	100.00
	41.67	41.67	Web Site	354.04	333.33	(20.71)	500.00
2,888.50	833.33	(2,055.17)	Professional Services	30,435.21	6,666.67	(23,768.54)	10,000.00
	83.33	83.33	Permits & License	0.00	666.67	666.67	1,000.00
	683.33	683.33	Taxes - Property	3,893.43	5,466.67	1,573.24	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	0.00	16.67	16.67	25.00
\$ 25,709.01	\$ 20,521.42	-\$ 5,187.59	Total Expenses	\$ 159,822.74	\$ 123,067.88	-\$ 36,754.86	\$ 186,635.00
-\$ 22,874.46	-\$ 20,346.00	-\$ 2,528.46	Net Income	\$ 48,068.14	\$ 67,992.79	-\$ 19,924.65	\$ 5,816.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
August 31, 2021

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
18,050.00	10,000.00	8,050.00	Special Assessments	1,252,850.00	1,300,000.00	(47,150.00)	1,300,000.00
<u>\$ 18,050.00</u>	<u>\$ 10,000.00</u>	<u>\$ 8,050.00</u>	Total Income	<u>\$ 1,252,850.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 47,150.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 18,050.00</u>	<u>\$ 10,000.00</u>	<u>\$ 8,050.00</u>	Gross Profit	<u>\$ 1,252,850.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 47,150.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
		0.00	Cabana Rebuild - Contract			0.00	1,340,000.00
6,349.50		(6,349.50)	Update Plans	56,873.05	20,000.00	(36,873.05)	20,000.00
		0.00	Construction Reserve			0.00	88,836.00
		0.00	Consulting			0.00	30,000.00
9,795.78		(9,795.78)	Permits and Fees	9,795.78	50,000.00	40,204.22	50,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
<u>\$ 16,145.28</u>	<u>\$ 0.00</u>	<u>-\$ 16,145.28</u>	Total Expenses	<u>\$ 79,211.37</u>	<u>\$ 83,000.00</u>	<u>\$ 3,788.63</u>	<u>\$ 1,611,836.00</u>
<u>\$ 1,904.72</u>	<u>\$ 10,000.00</u>	<u>-\$ 8,095.28</u>	Net Income	<u>\$ 1,173,638.63</u>	<u>\$ 1,217,000.00</u>	<u>-\$ 43,361.37</u>	<u>-\$ 211,836.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of August 31, 2021

ASSETS	
Cash - Operating Fund	\$ 72,919.13
Cash - Reserve Fund	\$ 298,692.84
Cash - Cabana Rebuild	\$ 1,200,259.63
Accounts Receivable	\$ 33,940.00
Accounts In Collection	\$ 188,648.00
Construction Refundable Deposit	\$ 10,000.00
Other Current Assets	\$ 14,899.30
Due From JD Builders	\$ 14,500.00
TOTAL ASSETS	<u>\$ 1,833,858.90</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	1,161.09
Accrued Expenses	5,281.70
Prepaid Assessments	1,323.10
Payroll Liabilities	552.48
Total Liabilities	<u>\$ 8,318.37</u>
Fund Balance	1,803,510.84
Current Year Net Income/Loss	22,029.69
Total Fund Balance	<u>\$ 1,825,540.53</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,833,858.90</u>

FGHA BOARD MEETING – August 4, 2021

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:06 PM. Board Members in attendance were: Steve Strauss - President, Steve Stanovcak – Pool Operations, and Roland Bardony – Parks Director.

July 7th Minutes - The July 7th minutes could not be approved, no quorum.

Financial /Steve Gross

- \$73,000 in our operating account.
- We paid out \$30,000 in the month of July. 16,000 of it was for lifeguard expenses.
- We have a little over \$1.525 million in the Cabana Funds/Reserve Account.
- \$3,000 was collected in dues for the month of July. \$190,800 have been collected in total.
- So far 430 Members have paid the special assessment in full. There are 43 making monthly payments and 16 are in collections.

BOARD REPORTS

Civic/Rich Neve *Not in Attendance*

Social Director/Christina Saenz *Not in Attendance*

- Reminder, there will be an ice cream social on August 21st.

Parks/Roland Bardony

- The diseased elm tree has been removed and the stump will be gone in a few days.
- The sandbox has been refilled.
- The clovers in the lawn will be sprayed. The spray will be safe for people and animals.

Pool Operations/Steve Stanovcak

- Swimming lessons are over.
- Chlorine is all okay. We were able to use something other than liquid chlorine.
- The umbrellas have been secured.

Pool Maintenance/Steve Muller *Not in Attendance*

Vice President/Naresh Nayak *Not in Attendance*

President/Steve Strauss

- Nothing to report

NEW BUSINESS

None

OLD BUSINESS

Cabana Renovation Update

Planning is approved and we are waiting to receive our building permit. We will hear by 8/11, fingers crossed we have it in hand by the end of August.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday September 1st at 7pm. Meeting was adjourned at 7:15pm.

FGHA BOARD MEETING – September 1, 2021

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:03PM. Board Members in attendance were: Steve Strauss - President, Steve Stanovcak – Pool Operations, Rich Neve-Civics, Naresh Nayak – Vice President, and Roland Bardony – Parks.

July 7th and August 4th Minutes - On a motion duly made and seconded and approved by all Board Members the July 7th and August 4th minutes were approved.

Financial /Steve Gross

- \$73,000 in our operating account.
- We paid out \$30,000 in the month of August.
- We have a \$1.5 million in the Cabana Funds/Reserve Account.
- \$2,500 was collected in dues for the month August. \$194,400 have been collected in total.
- \$18,000 more was collected in special assessments for the month of August. So far 434 Members have paid the special assessment. There are 40 making monthly payments and 15 are in collections.
- Finances are in good shape.

BOARD REPORTS

Civic/Rich Neve

- Congratulations to June and Lloyd Rothe who won the SMUHA Home Maintenance Award for Fiesta Gardens.
- There are 3 very important Senate Bills we should all be informed about; SB 9 which has passed the assembly, would allow single family homes to be torn down and replaced with up to a 14-unit apartment building. SB10 which has also passed the assembly, would allow override of voter local laws, such as height limits. Lastly, SB 478 would override Cities will. There are a lot more included in these bills than what is mentioned above. These bills are not in our interests, please give your feedback to Assemblyman Kevin Mullin and Senator John Becker as well as Governor Gavin Newsom.

Social Director/Christina Saenz - *Not in Attendance*

- Board discussed Christina's idea about a Halloween costume contest in front of the pool on Halloween. All thought it was a great idea. If you would like to help Christina, please email her at social@fiestagardenshoa.com More information to follow.

Parks/Roland Bardony

- The tree has been completely removed.
- There was a discussion about changing the codes for the locks at the park and tennis courts. It will be sometime in the future; residents will be notified when the time comes.

Pool Operations/Steve Stanovcak

- The pool is running well mechanically, and all chlorine issues are fine.
- Due to lifeguards going back to school and their after-school sports there may be a few days we will need to open a little late. Dates will be posted.
- We do close early on cold days. If you would like to swim after 6:00pm just call down to the pool and we will stay open.
- The pool will close on October 10th. If we have some warm days, we will play it by ear.

Pool Maintenance/Steve Muller – *Not in Attendance*

Vice President/Naresh Nayak

- Nothing to report.

President/Steve Strauss

- Nothing to report.

NEW BUSINESS None

OLD BUSINESS

Cabana Renovation Update

We've been approved by the County. City still needs small changes before we get the building permit.

Assessment Collection Update

This will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday October 6th, 2021, at 7pm. Meeting was adjourned at 7:39pm.



REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!

Coldwell Banker International President's Circle



FELT LIKE OLD TIMES!



Thank you to the residents of Fiesta Gardens who once again came out in droves for the biennial garage sale. Over 30 homes ended up being open on Saturday, the 11th. The weather was perfect, and the neighborhood was inundated from people all over the Bay Area who made the trek to our great neighborhood. I rode around and visited with so many neighbors I hadn't seen since the pandemic started. So many smiling faces! I asked for feedback on how much people sold, and about 50% responded. On average, people sold about \$400 which means over \$10k was sold!!!! Now, how much of it left the neighborhood is a different story.

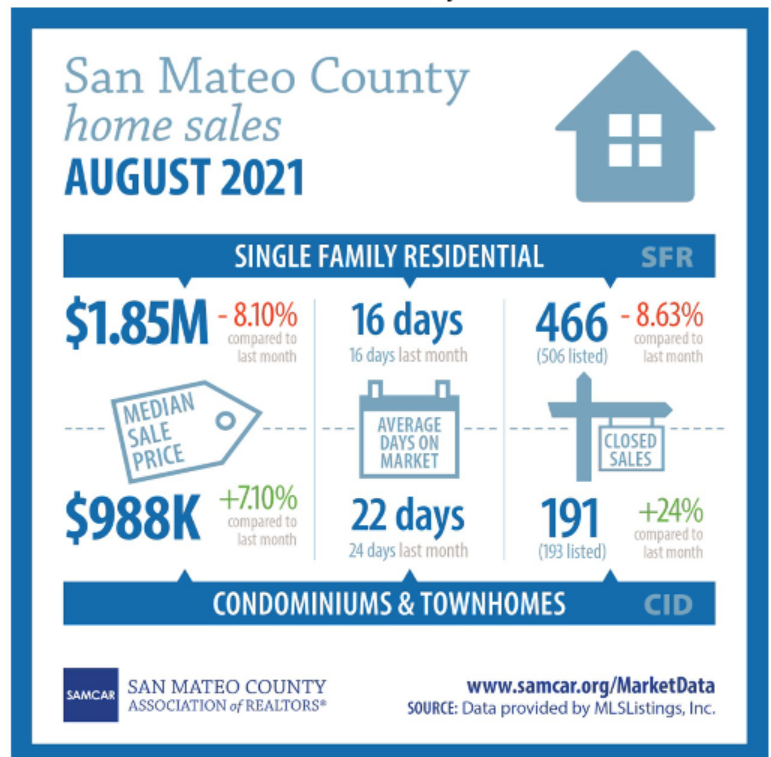
One of the reasons I love organizing the garage sale is because it really brings our neighborhood together. There was such a variety of items: one neighbor sold her beautiful artwork, another sold organic lemonade with lemons from their backyard, and lots of beautiful clothes and toys from children who are growing up quickly. My wife and I had the pleasure of speaking with Mrs. Paulazzo on Dublin and her son for awhile, where we learned so much about succulents. It took my wife and I over 2 1/2 hours on bike to visit everyone, but it was so worth it. Start your planning for 2023 when I will host the next one! Thank you everyone for participating and adding to the reasons why we have the best neighborhood in San Mateo!

No new sales to report in August for Fiesta Gardens, so I thought I would share San Mateo County statistics for single family residential and condos!

Watch for next month's Bee article! I will be back with a special contest for November and Thanksgiving!

Sincerely,

David Martin



1427 Chapin Ave, Burlingame, CA 94010 | 650.685.7621 | David@SellPeninsulaHomes.com



HAPPY HALLOWEEN 2021



Halloween Costume Contest

<p>Categories:</p> <ul style="list-style-type: none"> • Best use of your Mask incorporated into costume • Best Overall • Funniest costume 	<p>Who:</p> <ul style="list-style-type: none"> • 2 age groups (1 winners for each category in 2 age groups)*** <ul style="list-style-type: none"> ○ Baby - 6 years old ○ 7-13 years old
<p>When:</p> <p>October 31, 2021 @ 5:30 PM</p>	<p>Where:</p> <p>Sidewalk outside the pool. The kids will walk around the sidewalk multiple times as the judges make their decision.*</p>

Pumpkin Carving Contest

<p>Who:</p> <p>Fiesta Gardens Residents 1st, 2nd, & 3rd place prizes**</p>	<p>When:</p> <p>October 31, 2021 @ 5:30 PM *Judging will start at 5:30; please have your pumpkin at the table by that time for judging.</p>
<p>Where:</p> <p>Sidewalk outside the pool. Gift cards will be sent to the recipients.</p>	

Please wear your mask; as most of the contestants are unable to be vaccinated.

*Judges needed, please contact social@fiestagardensHOA.com if you would like to participate.

**Winners will receive digital gift cards.



*ZONING LAWS from page 2***SB10****The Planning and Zoning Law**

- Senate Bill 10 allows cities to forego environmental review and override local land-use restrictions when approving developments of up to 14 units on single-family lots in non-sprawl areas
- In addition to critical concerns about the affordability and safety of housing built under SB 10, the bill threatens our ability to have a say in housing and land use decisions at the local level.
- It allows city councils and boards of supervisors to override voter-adopted initiative measures in exchange for higher-density housing, thus setting a troubling standard that could eventually render the initiative power meaningless. This would be a serious blow to the practice of democracy in California.
- As the California Supreme Court has explained, the power to adopt local initiatives was added to the California Constitution in 1911 to “enable the people ... to reclaim legislative power” from special interests.
- SB 10 sets a terrible precedent by chipping away at direct democracy under the guise of addressing the housing crisis.

San Mateo Transitioning to District Elections.

In a recent council meeting, and in response to possible lawsuits challenging the legality of the current at-large council elections (based on the California Voting Rights Act), San Mateo will be transitioning to district-based elections. More information can be found here: <https://www.cityofsanmateo.org/4537/District-Elections>

A series of public hearings and input will be held, so get involved!