



# Fiesta Bee



September Newsletter  
Volume LXIX Issue 9



A Monthly Newsletter for the Fiesta Gardens Homes Association, 5000  
PO Box 5288, San Mateo CA 94402

[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)  
[editor@fiestagardenshoa.com](mailto:editor@fiestagardenshoa.com)

## President's Message

By Paul McCann

On behalf of the Fiesta Gardens Community we would like to extend a warm welcome to College Park Elementary School to the neighborhood. College Park Elementary School has received several notable awards, including being named a California Distinguished School in 2023. It has also been recognized as the #1 Elementary School in the San Mateo-Foster City School District. Additionally, the school and its PTA have been highlighted for various programs, such as the "Friends of Mandarin Scholars" program and the "One Thousand Kindness Project", according to the Asia Society.

The Mandarin Immersion School swapped their North San Mateo campus with Fiesta Gardens International School over the Summer. The Fiesta Gardens International School has been in our community since it opened in 1993. We wish them continued success in their campus expansion and growth from a K-5 to incorporate a middle school (K-8).

Ana Mata of the Daily Journal stated in an article, "The move reflected a long time desire to support the North Central community with a school that is closer to home rather than having to bus students to other schools."

Best of success to Fiesta Gardens International school in their new location.

The last board meeting in the Cabana was the biggest gathering of residents in-person since the new Cabana opened. Great energy and input from all in attendance. We are thrilled to welcome fellow resident Sandra Ossio to the Board as the new Civics Director. She hit the ground running and we are happy to have a full slate of directors again.

Looking forward to the September meeting and I encourage more residents to join us in person in the Cabana.



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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage  
[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)



The next Board meeting will be  
**Wednesday, September 10**  
**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  
Mariano Saenz  
webmaster@fiestagardenshoa.com

## Pool Operations



Pool hours have now changed. The pool is now open during the week Monday thru Friday, 4:30 PM to 8:00 PM; Saturdays and Sundays, 12:00 noon to 8:00 PM.

If the weather is cool or cold in the evenings and no one is at the pool we will close early. If you plan on coming down to the pool after 6:00 PM on those days please call down to the pool.

650-574-0558

The pool will be open on Monday, September 1, Labor Day, 12:00 noon until 8:00 PM.

## Park Director's Report

*By Mike Bratt*

Hello FGHA

I am trying to make some changes at the parks that I have put on the back burner for a while.

1. Many residents have asked that the codes to the tennis courts and the kiddie park gates be changed. Many residents have noticed that non-members are using our facilities, and this creates a liability issue for the HOA. If I am successful at changing the codes, you will receive a piece of paper towards the end of September with the new code. Please **DO NOT** share codes with any non-members. You may bring your friends with you to use the facilities; however you must **ACCOMPANY** your friends.
2. The lights at the kiddie park are finally working properly, and I still need to sand and stain the benches and tables at both parks.
3. The cabana has now been completely re-stained. I have a plan to go over the front area of the new guard/bathroom building to get rid of the black streak marks and bring a more uniform look on the building. Lots of elbow grease to get this done.
4. I want to thank Havi, and Josphe Amarantca (sorry if I misspelled the last name), they gave up a few of their summer days to help with the staining of the cabana. Thank you, gentleman, for all your help!!!!
5. I will let the community know when I am seeking volunteers to do some work at the kiddie park.

Send any concerns you have, to [mbratt@yahoo.com](mailto:mbratt@yahoo.com).



## Fiesta Gardens Homes Association In Balance Sheet

As of July 31, 2025

| ASSETS                                    | as of 6/30/25    | MoM flux         | 2025 Comments |  |
|---|------------------|------------------|---------------|--|
| <b>CURRENT ASSETS</b>                     |                  |                  |               |  |
| Cash - Operating Fund                     | 85,753           | 76,508           | 9,245         |  |
| Cash - Reserve Fund                       | 214,366          | 114,163          | 100,203       | lawsuit settlement   |
| Accounts Receivable: Other                | (392)            | 1,987            | (2,379)       | prepayments for 2026                                       |
| Accounts Receivable 2025 Dues             | 13,513           | 15,755           | (2,242)       | cash rec'd   |
| A/R (Emergency Assessment)                | 5,280            | 6,270            | (990)         | cash rec'd   |
| A/R 2024 and prior periods                | 11,217           | 6,293            | 4,925         | acct classified out of collections                         |
| Accounts In Collection                    | 0                | 20,154           | (20,154)      | lawsuit settlement, one acct classified out of collections |
| Construction Refundable Deposit           | 0                | 10,000           | (10,000)      | refund from City   |
| Other Current Assets                      | 16,615           | 18,261           | (1,646)       |  |
| <b>TOTAL CURRENT ASSETS</b>               | <b>346,352</b>   | <b>269,391</b>   | <b>76,962</b> |  |
| <b>FIXED ASSETS</b>                       |                  |                  |               |  |
| New Cabana Costs to Date                  | 1,793,804        | 1,789,804        | 4,000         | reclassified some costs                                    |
| HOA All in One Property Management System | 5,525            | 5,525            | 0             |  |
| <b>TOTAL FIXED ASSETS</b>                 | <b>1,799,329</b> | <b>1,795,329</b> | <b>4,000</b>  |  |
| <b>TOTAL ASSETS</b>                       | <b>2,145,681</b> | <b>2,064,720</b> | <b>80,962</b> |  |
| LIABILITIES AND FUND BALANCE              | as of 6/30/25    | MoM flux         | 2025 Comments |  |
| <b>LIABILITES</b>                         |                  |                  |               |  |
| Accounts Payable                          | 5,230            | 4,783            | 447           |  |
| Payroll Taxes Payable                     | (466)            | (466)            | 0             |  |
| Accrued Expenses                          | 2,847            | 2,847            | 0             |  |
| Prepaid Assessments                       | 99,300           | 0                | 99,300        | lawsuit settlement, pending HOA decision                   |
| Construction Contract Retention Payable   | 5,325            | 7,375            | (2,050)       | payment to contract from deposit from the City             |
| <b>TOTAL LIABILITIES</b>                  | <b>112,235</b>   | <b>14,539</b>    | <b>97,696</b> |  |
| <b>FUND BALANCE</b>                       |                  |                  |               |  |
| Current Year Net Income/Loss              | 184,485          | 201,776          |               |  |
| <b>TOTAL FUND BALANCE</b>                 | <b>2,033,446</b> | <b>2,050,181</b> |               |  |
| <b>TOTAL LIABILITIES AND EQUITY</b>       | <b>2,145,681</b> | <b>2,064,720</b> |               |  |

**Fiesta Gardens Homes Association Inc.**  
**Profit and Loss**  
**July 2025**

| Current Period                                 |               |                | Description                       | Year To Date   |                |                | Approved       | 2025 Comments                            |
|--|---------------|----------------|-----------------------------------|----------------|----------------|----------------|----------------|--|
| Actual   | Budget        | Variance       |                                   | Actual         | Budget         | Variance       | 2025 Budget    |  |
| <b>Income</b>                                  |               |                |                                   |                |                |                |                |  |
| <u>Operating Revenue</u>                       |               |                |                                   |                |                |                |                |  |
| 380  |               | 380            | Regular Assessments               | 293,701        | 290,822        | 2,878          | 290,822        |  |
| 4,900  | 992           | 3,908          | Clubhouse Rental (Pool Party)     | 21,970         | 6,944          | 15,026         | 11,904         | more rentals + inc. fees                 |
| 1,343  | 550           | 793            | Guest Passes                      | 1,987          | 642            | 1,345          | 1,100          | \$644 cash from 2024                     |
| 120  | 60            | 60             | Bee Ads                           | 660            | 420            | 240            | 720            |  |
| 9,699  | 5,303         | 4,395          | Swim School                       | 32,124         | 15,910         | 16,214         | 15,910         |  |
| 16,442   | 6,905         | 9,536          | <b>Subtotal</b>                   | <b>350,441</b> | <b>314,738</b> | <b>35,703</b>  | <b>320,456</b> |  |
| <u>Interest, Late Charges, Collection Fees</u> |               |                |                                   |                |                |                |                |  |
| 0  | 0             | 0              | Interest Inc - Operating Fund     | 0              | 0              | 0              | 0              |  |
| 208  | 42            | 166            | Interest Inc - Repl. Res. Fund    | 865            | 292            | 574            | 500            |  |
| 5,319  | 83            | 5,236          | Late Charges                      | 9,871          | 583            | 9,288          | 1,000          | settlement of lawsuit                    |
| 0  | 0             | 0              | Misc Income                       | 519            | 0              | 519            | 0              |  |
| 5,527  | 133           | 5,394          | <b>Subtotal</b>                   | <b>11,255</b>  | <b>933</b>     | <b>10,322</b>  | <b>1,600</b>   |  |
| <b>21,969</b>                                  | <b>7,039</b>  | <b>14,930</b>  | <b>Total Income</b>               | <b>361,696</b> | <b>315,671</b> | <b>46,025</b>  | <b>322,056</b> |  |
| <b>Expenses</b>                                |               |                |                                   |                |                |                |                |  |
| <u>Lifeguard Expense</u>                       |               |                |                                   |                |                |                |                |  |
| 18,813   | 11,437        | (7,376)        | Lifeguards                        | 37,922         | 28,593         | (9,329)        | 57,186         |  |
| 456  | 293           | (163)          | Insurance Exp - W/C               | 1,573          | 2,052          | 480            | 3,518          | qtrly pymt in Jan, Apr, Jul, Oct         |
| 1,853  | 593           | (1,260)        | Payroll Taxes                     | 3,668          | 2,963          | (705)          | 5,926          |  |
| 554  | 167           | (387)          | Payroll Service                   | 1,564          | 1,168          | (396)          | 2,003          |  |
| <b>21,676</b>                                  | <b>12,490</b> | <b>(9,187)</b> | <b>Lifeguard Expense Subtotal</b> | <b>44,726</b>  | <b>34,777</b>  | <b>(9,950)</b> | <b>68,633</b>  |  |
| <u>Pool Expense</u>                            |               |                |                                   |                |                |                |                |  |
| 3,923  | 1,863         | (2,060)        | Pool Expense total                | 19,714         | 13,040         | (6,673)        | 22,355         | Special Assmt req'd for repairs          |
| <u>Park Expense</u>                            |               |                |                                   |                |                |                |                |  |
| 1,036  | 670           | (367)          | Landscape-Contract                | 5,671          | 4,687          | (985)          | 8,034          |  |
| 0  | 0             | 0              | Common Area - Maintenance         | 621            | 0              | (621)          | 0              | Special Assmt req'd                      |
| 204  | 78            | (126)          | Pest Control                      | 612            | 545            | (67)           | 935            | qtrly pymt in Jan, Apr, Jul, Oct         |
| 196  | 0             | (196)          | Cabana Supplies and Equipment     | 4,153          | 0              | (4,153)        | 0              | cleaning services pd by inc. cabana fees |
| 0  | 0             | 0              | Tennis Court- Service & Repair    | 0              | 0              | 0              | 0              | Special Assmt req'd                      |
| 1,436  | 747           | (689)          | <b>Park Expense Subtotal</b>      | <b>11,057</b>  | <b>5,232</b>   | <b>(5,825)</b> | <b>8,969</b>   |  |
| <u>Utilities</u>                               |               |                |                                   |                |                |                |                |  |
| 755  | 720           | (35)           | Gas                               | 1,963          | 5,037          | 3,074          | 8,634          |  |
| 1,893  | 1,299         | (594)          | Electricity                       | 10,081         | 9,094          | (987)          | 15,590         |  |
| 263  | 216           | (47)           | Refuse                            | 1,421          | 1,514          | 93             | 2,596          |  |
| 272  | 280           | 8              | Telephone & Internet              | 1,908          | 1,962          | 55             | 3,364          |  |
| 2,619  | 1,833         | (786)          | Water                             | 10,979         | 12,833         | 1,854          | 22,000         |  |
| 110  | 525           | 415            | Clubhouse Facilities (alarm)      | 770            | 3,678          | 2,908          | 6,305          |  |
| <b>5,913</b>                                   | <b>4,874</b>  | <b>(1,039)</b> | <b>Utilities Subtotal</b>         | <b>27,122</b>  | <b>34,119</b>  | <b>6,997</b>   | <b>58,489</b>  |  |

| <b>Administrative Expenses</b> |                 |                |  |                |                |                 |                |   |
|--------------------------------|-----------------|----------------|--|----------------|----------------|-----------------|----------------|---|
| 0                              | 220             | 220            | <b>Audit &amp; Tax Preparation</b>       | 0              | 1,543          | 1,543           | 2,645          |   |
| 0                              | 8               | 8              | <b>Civic Expenses</b>                    | 0              | 58             | 58              | 100            |   |
| 0                              | 0               | 0              | <b>Collection Expenses</b>               | 0              | 0              | 0               | 0              |   |
| 348                            | 333             | (14)           | <b>D &amp; O Ins. Expense</b>            | 2,194          | 2,333          | 140             | 4,000          | qtrly pymt in Jan, Apr, Jul, Oct  |
| 1,299                          | 1,458           | 159            | <b>Insurance Expense</b>                 | 9,092          | 10,208         | 1,116           | 17,500         |   |
| 0                              | 42              | 42             | <b>Mailings, Postage &amp; Copies</b>    | 252            | 292            | 40              | 500            |   |
| 226                            | 250             | 24             | <b>Meeting Expenses/Social Functions</b> | 682            | 1,750          | 1,068           | 3,000          |   |
| 425                            | 425             | 0              | <b>Newsletter Editor</b>                 | 2,975          | 2,975          | 0               | 5,100          |   |
| 0                              | 65              | 65             | <b>Newsletter Postage/ Printing</b>      | 119            | 455            | 336             | 780            |   |
| 352                            | 293             | (59)           | <b>Office Supplies</b>                   | 2,204          | 2,054          | (150)           | 3,521          |   |
| 492                            | 1,767           | 1,275          | <b>Payment Processing Fees</b>           | 6,624          | 5,300          | (1,324)         | 5,300          | QB fees for dues collections  |
| 510                            | 0               | (510)          | <b>Professional Services</b>             | 22,206         | 0              | (22,206)        | 0              | legal fees from 2024 +<br>foreclosure; Special Assmt<br>req'd               |
| 0                              | 74              | 74             | <b>Reserve Study</b>                     | 0              | 519            | 519             | 890            |   |
| 300                            | 300             | 0              | <b>Secretary</b>                         | 2,100          | 2,100          | 0               | 3,600          |   |
| 0                              | 125             | 125            | <b>Taxes - Income</b>                    | 0              | 875            | 875             | 1,500          |   |
| 0                              | 2,000           | 2,000          | <b>Taxes - Property</b>                  | 11,822         | 14,000         | 2,178           | 24,000         | Property taxes \$13.4K offset<br>by late penalty appeal<br>accepted by City |
| 2,000                          | 2,000           | 0              | <b>Treasurer</b>                         | 14,000         | 14,000         | 0               | 24,000         |   |
| 0                              | 44              | 44             | <b>Web Site</b>                          | 324            | 307            | (17)            | 526            |   |
| <b>5,951</b>                   | <b>9,405</b>    | <b>3,454</b>   | <b>Admin Expenses Subtotal</b>           | <b>74,593</b>  | <b>58,793</b>  | <b>(15,800)</b> | <b>97,002</b>  |   |
| <b>38,900</b>                  | <b>29,379</b>   | <b>(9,520)</b> | <b>Total Expenses</b>                    | <b>177,212</b> | <b>145,960</b> | <b>(31,251)</b> | <b>255,448</b> |   |
| <b>(16,931)</b>                | <b>(22,341)</b> | <b>5,410</b>   | <b>Net Income</b>                        | <b>184,485</b> | <b>169,711</b> | <b>14,773</b>   | <b>66,608</b>  |   |

# MONTHLY CALENDAR

## FIESTA GARDENS

September 10  
FGHA Board Meeting  
7 p.m., at the Cabana

September 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>

September 9, 23  
Planning Commission Meeting  
Where: 330 W. 20th Avenue  
Hybrid Meeting: [Public Meeting Portal](https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal) for details.  
When: 7:00 p.m. - 9:00 p.m.

September 15  
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)

SEPTEMBER 6  
*The SMC Firefighters Annual Chili Cook-Off is back!*  
-Live music by [@six50productions](#)  
-Craft beer by [@matagrano\\_inc](#)  
-\$15 entry gets you chili tastings, a full bowl, and a drink ticket!  
-Kids' jump house, and more!

Bring your chairs, blankets & appetite.  
Let's turn up the heat for a good cause — all benefiting Muscular Dystrophy Association Northern California and the Tunnel to Towers Foundation  
Where: Central Park, Downtown San Mateo  
When: 11:00 AM – 4:00 PM

# FGHA BOARD MEETING – July 9, 2025

*APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary*

The FGHA Board Meeting was started at 7:03pm. Board Members in attendance were, Steve Stanovcak -- Pool Operations, Steve Muller -- Pool Maintenance, Laurel Kent -- Social Director, and Paul McCann -- President.

June 4<sup>th</sup> Minutes – On a motion duly made and seconded and approved by all Board Members, the June 4<sup>th</sup> minutes were approved.

## Financial /Vicky Nguyen

- June operating expenses were \$34,900. Lifeguard wages were \$15,400 of that total.
- Cash in operating account is \$76,500.
- Cash in reserve fund account is \$114,000.
- HOA dues, \$275,900 collected so far which is 94% of the total. Another \$15,400 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 by the collection agency and will be paid to the HOA in July after that payments will be made in installments.
- Emergency assessment collected is \$86,300 which is 93%. \$6,300 is still due.
- Two accounts remain in collections. One account should be paid in full in 2025.

Steve Stanovcak requested the final cost of the new cabana. 1. How much was raised to build the cabana. 2. How much did the entire cabana update cost, including JD Builders. 3. How much over budget did we go. Vicky will get back to the board regarding these inquiries.

There was a discussion regarding how many homes have not paid their dues and/or emergency assessment. Different ideas were discussed on how to get these members to pay. It was decided to send out one more letter before sending them to collections. Paul McCann will take care of this.

Vicky stated that as of now she will stay until pool season is over in October.

## BOARD REPORTS

### Civics Director

- We need a Civics Director. If you are interested, please contact any of the Board Members.

### Social Director/Laurel Kent

- The first two food trucks went great! She is still on the hunt to find food trucks without a minimum.
- The pool party will be in August. Laurel needs another person to volunteer to help with the Social Director position.

### Parks Director/Mike Bratt not in attendance

- Steve Stanovcak read an email from Mike.
- Mike will be finishing up the staining of the cabana area. He will be fixing the lights in the park, and he will work on the 2 gates at the kiddy park, so they stop sticking.
- Mike also mentioned having a meeting with the association regarding the special assessment. This discussion will be tabled until August.
- Lastly, Steve Stanovcak will look into the quotes we received regarding resurfacing the pool and see if they remain the same or if they have gone up; this way we can make sure if there is a special assessment, we are requesting the correct amount.

### Pool Maintenance/Steve Muller

- A new lock was put on the pump room.
- Chlorine levels are better.
- The lights in the pool still have not been fixed but we do have someone who can do it. He needs to rent scuba equipment to fix the light.

### Pool Operations/Steve Stanovcak

- Another rescue happened at the pool. Swim lessons are going great! Caity and Christy are doing a great job.
- There was a question about bringing in more than 5 guests. An example would be a sports team. There was a discussion about maybe they would be able to rent a table at the pool. We can probably figure something out.
- Christy reported that swim lessons have brought in over \$29,000 and \$14,000 of that is profit.

### Christina Saenz/Vice President not in attendance

### Paul McCann /President

Nothing to report.

**NEW BUSINESS****Cost Saving Ideas**

Some of the ideas to save money for the HOA are

1. Close the pool at 7:00pm every day.
2. Lap swim would start at 11:30am and lane lines would be put in from 12:00pm to 12:30pm.
3. Change late season pool hours to close the pool at 6:00pm if no one is there.

These changes could possibly save us \$1,300.00.

There was a proposal to move lap swim to 11:30-12:30 and close the pool every day at 7:00pm to help with costs.

On a motion duly made and 3 members voting yes and 1 member voting no. The proposal did not pass.

Steve Stanovcak had to leave the meeting. Therefore, there was no quorum.

**Pool Rental Logistics**

Christina ordered a lock box to test out. There was also a short discussion regarding pool party cancellations. We will need to discuss and vote next month due to no quorum.

**OLD BUSINESS**

Pro Modeling confirmed we will be getting \$10,000 back, however we have not received that back, so we have not paid him. We also need the solar inverter replaced. We need a 3-phase converter not a 1 phase. We are working with Pro Modeling to get that done and will not pay them until it is taken care of.

We lost status as a non-profit. Vicky is navigating this with the IRS. It appears they have no record of it. They were supposed to get back within 6 weeks, they have not so Vicky has reached out again.

**Recovered Legal Fees**

We will discuss next meeting how the Board will handle the recovered legal fees. Some ideas, do we put towards the special assessment or operating expenses which means we could possibly do the pool repairs earlier than we thought.

**Special Assessment**

We will table this until next meeting.

Meeting adjourned at 8:15pm. The next meeting will be Wednesday, August 6th, 2025, at 7:00pm on Zoom or join us in the cabana.

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## FGHA BOARD MEETING – August 6, 2025

*Unapproved 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.

*Continued on page 8*

**August Minutes** *From page 7***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 22<sup>nd</sup> 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 Trott 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 11<sup>th</sup>. 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 6<sup>th</sup>, 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.

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**Fiesta Gardens Homes Association  
Monthly Board Meeting Agenda  
Wednesday September 10, 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
    - a) Hillsdale Development
  - 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
  - a. Agenda Each Month
6. Old Business
  - a. Special Assessment/Raise Dues
  - b. JD Builders Judgement and Recovery
  - c. Pool Rental Logistics
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed.



## BACK TO SCHOOL TIME CAN BE STRESSFUL, BUT SELLING YOUR HOME DOESN'T NEED TO BE

As the backpacks come out and routines kick in, life gets busy. Whether you're upsizing, downsizing, or relocating, I'm here to help make your home sale seamless—so you can focus on what matters most this season.

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## FROM A NEIGHBOR'S CALL TO PRESERVING A LEGACY

*How a 16-year connection led to over \$400,000 in tax savings*



In 2007, a neighbor called and asked if I could help find a tenant for their rental property. Over the years, we stayed in touch—talking about the neighborhood, referrals, and life in general. Earlier this year, I was contacted again—this time to help sell that same property to cover the owner's long-term healthcare needs.

After meeting with him and his family, we put a plan in place and placed the home on the market. Just a week later, his health declined significantly. I advised the family to pause the listing and speak with a CPA. Because of potential capital gains implications, waiting until after his passing could save the family hundreds of thousands of dollars.

Sadly, he passed soon after. We revised the plan and prepared to relist the home—knowing we'd lost some momentum. I immediately began networking with agents and investors who had previously shown interest.

*"It wasn't just about selling a house—it was about protecting a family's future."*

The night before we were set to go live again, I secured a full-price, non-contingent offer—saving the family **over \$400,000 in capital gains**.

These are never easy conversations to have—especially when someone's life and legacy are involved. But **as a fiduciary, my role is to be an objective, trusted advisor**—always guiding clients toward the best possible outcome, both emotionally and financially.

If you're navigating real estate decisions involving aging parents or estate planning, I'm here to help. With years of experience with my own family and supporting families in similar situations, I'd be honored to help you build a thoughtful strategy for your unique needs.

*— David Martin*  
Your Fiesta Gardens Neighbor & Realtor

1427 Chapin Ave, Burlingame, CA 94010 | 650.743.2398 | David@SellPeninsulaHomes.com

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