

The

# Fiesta Bee

Jun Newsletter  
Volume LXIX Issue 6



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

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## President's Message

By Paul McCann

The pig races at the San Mateo County Fairground are back. It's the best time of the year to be close but not too close to the County Fair. An easy stroll along the slough and you'll be snacking on a brick of fries and a corn dog bigger than your head. Then climb the stairs to fly down the big slide in a burlap sack. Truly a great time for the whole family. Then over in Central Park on Thursday nights for the Music in the Park series. Stake out a place on the lawn for a picnic and enjoy amazing music and food and get your groove on. but those events pail in comparison to the most important summer event in the gardens. The opening of the pool and cabana for the Summer 7 days a week. It's a great way to cool off and catch up with the community.

Lots of thanks go out to Steve and Vicky for working with the City and Contractors to get the Pool opened and getting the necessary sign offs to operate. It's truly a Herculean effort to get going. So grab your swim trunks, towels, fill up the cooler and order some food from the food trucks and jump in the pool. Summer is here.



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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, June 4**  
**7PM at the Cabana**

## FGHA Board of Directors

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## Urgent Financial Matters: Addressing Rising Costs and Depleting Reserve Fund

Dear FGHA Board Members and Homeowners,  
I am writing to you today in my capacity as Treasurer to address a serious financial situation that requires our immediate attention.

**The Problem:** We are facing two primary, interrelated financial challenges:

1. Years of Stagnant Dues while Costs are Increasing: Dues have remained relatively unchanged for an extended period. The Annual Dues were \$330 prior to 2015 for multiple years. 2016-2022: \$360, and 2023-2024: \$432

The costs of maintaining our community are rising significantly. This includes expenses related to landscaping, insurance for the common areas, insurance for the lifeguards, utilities, the necessary repairs, etc. Additionally, there are also unanticipated and unbudgeted costs for the cabana rebuild and attorney fees. These costs outpace the income from the annual dues.

2. Depleted Reserve Funds: Our most recent reserve study performed in October 2024 shows that our reserve funds are significantly below the level required to meet our obligations. This **shortfall** means that the HOA is unable to fund major repairs or replacements, such as resurfacing the pools, finishing the cabana rebuilds, and other significant infrastructure projects that may be required within the next 12 months.

**The Reserve Study:** The reserve study, conducted by Association Reserves, provides a detailed analysis of our long-term maintenance needs and the funds required to meet those needs. It clearly indicates that our current reserve balance is inadequate and that we are falling behind on essential capital projects. I strongly urge every member to review this study, which is available on the FGHA website > Documents > "[2024 Reserve Study](#)"

**Recommendations:** To address these challenges, I am presenting the following recommendations to the Board and the HOA:



1. Cost-Cutting Measures: The HOA must immediately identify and implement strategies to reduce our operating expenses. This may include:
  - ☐ Deferring non-essential maintenance projects.
  - ☐ Identifying areas where we can reduce costs, which may include (but are not limited to) shortening pool season or reducing pool hours, eliminating lifeguards, decreasing water and / or electricity usage, and / or further reducing the budget for social events, etc.
2. Identifying income sources: The HOA may consider areas where income can be increased such as:
  - ☐ Keeping the recovered legal fees instead of applying them towards members' accounts. The legal fees, if and when recovered, would be helpful but they would not address the depleted reserve funds without additional measures.
  - ☐ Limiting the exceptions to the cabana rental contract terms as they relate to rental hours and pricing so that there is equitable access for everyone who wishes to rent it and that the cabana rental fees are paid per the contract terms.
3. Special Assessment: While the Board has approved a special assessment to replenish our reserve funds and address our immediate financial needs, the Board has been hesitant to bring a special assessment to a vote due to the administrative costs and the lack of community engagement.

The special assessment is a necessary step to ensure the long-term financial stability of our community and protect our property values.

- ☐ The amount of the special assessment, based on the estimates for the necessary pool repairs as of 2024 and remaining cabana costs are between \$205 - \$300 per unit.
- ☐ The special assessment would be a one time payment. Homeowners would have the option to pay in monthly installments.

**Rationale for a Special Assessment:** A special assessment is not a decision that should be taken lightly. However, it is crucial for the following reasons:

- ☐ Fiduciary Responsibility: There is a legal and ethical obligation to maintain the common areas and protect the financial interests of all homeowners.
- ☐ Preventing Further Deterioration: Delaying necessary repairs will only lead to more costly problems in the future.
- ☐ Maintaining Property Values: A well-maintained community with adequate reserves protects and enhances our property values.
- ☐ Avoiding Loans: A special assessment is generally preferable to taking out a loan, which would incur interest charges and further strain our finances.

**Next Steps:** I recommend that the Board discuss cost cutting measures, potential income sources, and the necessary steps for the special assessment. All homeowners are strongly encouraged to attend to provide feedback and ask questions.

Sincerely,

FGHA Treasurer

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

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
			Income					
			<u>Operating Revenue</u>					
332.50		333	Regular Assessments	292,708	290,822	1,885	290,822	
700.00	992	(292)	Clubhouse Rental (Pool Party)	7,520	3,968	3,552	11,904	
0.00	0	0	Guest Passes	644	367	277	1,100	
120.00	60	60	Bee Ads	300	240	60	720	
0.00	0	0	Swim School	0	0	0	15,910	
1,152.50	1,052	101	Subtotal	301,172	295,397	5,775	320,456	
			<u>Interest, Late Charges, Collection Fees</u>					
0.00	0	0	Interest Inc - Operating Fund	0	0	0	0	
149.82	42	108	Interest Inc - Repl. Res. Fund	356	167	189	500	
0.00	0	0	Interest - Collections	0	0	0	0	
9.25	83	(74)	Late Charges	4,647	333	4,313	1,000	
0.00	0	0	Misc Income	519	0	519	0	
0.00	8	(8)	Collection Charges	0	33	(33)	100	
159.07	133	26	Subtotal	5,521	533	4,988	1,600	
1,311.57	1,185	126	Total Income	306,693	295,930	10,763	322,056	
			Expenses					
			<u>Lifeguard Expense</u>					
792	0	(792)	Lifeguards	792	0	(792)	57,186	
558	293	(265)	Insurance Exp - W/C	1,117	1,173	56	3,518	
78		(78)	Payroll Taxes	78	0	(78)	5,926	
85	167	82	Payroll Service	480	668	188	2,003	
1,513	460	(1,053)	Lifeguard Expense Subtotal	2,466	1,840	(626)	68,633	
			<u>Pool Expense</u>					
3,372	1,863	(1,509)	Pool Expense total	10,550	7,452	(3,098)	22,355	
			<u>Park Expense</u>					
650	670	20	Landscape-Contract	2,850	2,678	(172)	8,034	
0	0	0	Common Area - Maintenance	41	0	(41)	0	
204	78	(126)	Pest Control	408	312	(96)	935	
0	0	0	Cabana Supplies and Equipment	167	0	(167)	0	
0	0	0	Tennis Court- Service & Repair	0	0	0	0	
854	747	(107)	Park Expense Subtotal	3,466	2,990	(476)	8,969	
			<u>Utilities</u>					
81	720	638	Gas	402	2,878	2,476	8,634	
1,640	1,299	(341)	Electricity	5,003	5,197	194	15,590	
193	216	23	Refuse	772	865	94	2,596	
273	280	8	Telephone & Internet	1,090	1,121	31	3,364	
1,257	1,833	576	Water	4,225	7,333	3,108	22,000	
0	0	0	Streets, Drives & Concrete	0	0	0		
110	525	415	Clubhouse Facilities	440	2,102	1,662	6,305	
3,554	4,874	1,320	Utilities Subtotal	11,932	19,496	7,564	58,489	

<u>Administrative Expenses</u>								
0	220	220	Audit & Tax Preparation	0	882	882	2,645	
0	8	8	Civic Expenses	0	33	33	100	
300	333	34	D & O Ins. Expense	1,199	1,333	135	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	5,196	5,833	638	17,500	
0	42	42	Mailings, Postage & Copies	252	167	(85)	500	
456	250	(206)	Meeting Expenses/Social Functions	456	1,000	544	3,000	
425	425	0	Newsletter Editor	1,700	1,700	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	260	141	780	
257	293	37	Office Supplies	1,080	1,174	93	3,521	
135	1,767	1,632	Payment Processing Fees	4,768	5,300	532	5,300	QB fees for dues collections
			Permits & License	0	13	13	40	
0	0	0	Professional Services	13,775	0	(13,775)	0	legal fees from 2024 + foreclosure; Special Assmt req'd
0	74	74	Reserve Study	0	297	297	890	
300	300	0	Secretary	1,200	1,200	0	3,600	
0	125	125	Taxes - Income	0	500	500	1,500	
13,444	2,000	(11,444)	Taxes - Property	11,822	8,000	(3,822)	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	8,000	8,000	0	24,000	
0	44	44	Web Site	0	175	175	526	
18,615	9,405	(9,210)	Admin Expenses Subtotal	49,566	35,867	(13,699)	97,002	
27,908	17,350	(10,558)	Total Expenses	77,980	67,645	(10,334)	255,448	
(26,596)	(16,164)	(10,432)	Net Income	228,713	228,285	428	66,608	

The HOA has been moving away from ManageCasa due to issues with their platform. The Dues have been increased to \$518.40 Per Unit. A late charge of 10% is charged for outstanding invoices, bringing the Dues to \$570.24. Payments can be paid:

1. Electronically with a debit or credit card via a QuickBooks invoice. Please reach out to treasurer@fiestagardenshoa.com to pay electronically.

2. Via a check payable to Fiesta Gardens Homes Association and mailed to:

FGHA  
PO Box 5288  
San Mateo, CA 94402

If you've paid via ManageCasa, thank you for the prompt payment. The payment will be applied to the Quickbooks Invoice, and the QuickBooks invoice will reflect the payment and the new amount due.

You can fill out the Roster Update form on the website: <https://www.fiestagardenshoa.com/register.html> if your information has changed. Don't forget to indicate the number of adults and children who will need pool wristbands.

Sincerely,  
The Board of Directors,  
Fiesta Gardens Homes Association



# Fiesta Gardens Homes Association Inc.

## Balance Sheet

As of April 30, 2025

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	107,342.49
Cash - Reserve Fund	113,877.10
Cash - Cabana Rebuild	0.00
Accounts Receivable 2025 Dues	24,095.60
A/R (Emergency Assessment)	8,950.00
A/R 2024 and prior periods	5,357.80
Accounts In Collection	19,289.60
Due From ManageCasa	432.00
Construction Refundable Deposit	10,000.00
Other Current Assets	1,748.54
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 291,093.13</b>
FIXED ASSETS	
New Cabana Costs to Date	1,789,804.04
HOA All in One Property Management System	5,525.00
<b>TOTAL FIXED ASSETS</b>	<b>\$ 1,795,329.04</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,086,422.17</b>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	1,347.93
Payroll Taxes Payable	(466.27)
Accrued Expenses	2,846.92
Prepaid Assessments	0.00
Payroll Liabilities	0.00
Construction Contract Retention Payable	7,375.00
Paid on Behalf of Contractor	0.00
<b>TOTAL LIABILITIES</b>	<b>\$ 11,103.58</b>
FUND BALANCE	
Current Year Net Income/Loss	228,713.40
<b>TOTAL FUND BALANCE</b>	<b>\$ 2,075,318.59</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,086,422.17</b>

# Pool Operations

By *Steve Stanovcak*

Hello Fiesta Gardens Residents!



Welcome to the 2025 pool season! We are excited to welcome a great crew of lifeguards and swim instructors to our community - including a handful of returning guards. Everyone has some connection to our wonderful neighborhood and all are fully committed to ensuring a safe and family-friendly environment for the season.

A few reminders:

- Remember that this pool is used by all ages, and therefore a family-friendly environment is critical. Please keep this in mind when using the facility.
- The lifeguards' job is to enforce the rules in order to keep everyone safe. They are acting on behalf of the Fiesta Gardens Homes Association and the rules established by the board.
- **Attached is a [copy of the rules](#)** - please review these with anyone in your family who will be using the pool facility this season. They are also posted at the pool.

Updates:

- Soon, a fence and gate will be installed just inside the entrance to the pool. Until then, the pool door must be closed for safety, as mandated by the Health Department.
  - If the GREEN sign is up and the door is unlocked, the pool is open and you can come in!
  - If the RED sign is up and the door is locked, the pool is closed.

Clarification about roles:

- **Catie Cortese, Head Lifeguard** - lifeguard manager and general pool oversight
  - **Christy (Hall) Knott** - swim lesson manager and swim instructor trainer
  - **Angela Milano** support and mentor for Catie, Christy and the lifeguard team
- **Steve Stanovcak, Pool Operations Board Member**

Want to help out and connect with your neighbors this summer?

- **Needed:** volunteers to help with checking wristbands and collecting guest fees at the pool entrance. This will enable our lifeguards to focus on those in the pool.
  - Anyone is welcome to volunteer, but it's a good fit for helpful tweens/teens (especially those who might want to lifeguard in the future!) and adults with a little extra time!
  - We're also looking for swim lesson helpers - sign up on our website

Check out our website [www.fiestagardenshoa.com](http://www.fiestagardenshoa.com) then "**Pool Information**" to find the following:

- Pool hours and dates
- Swim lesson registration
- Pool and Cabana rental information
- Link to the [sign-up sheet](#) for those interested in helping with pool check-ins and/or lessons

**Thank you in advance for a great pool season!**

*The FGHA Pool Team*

# FGHA - POOL RULES AND EXPECTATIONS



## Entry

- Each resident (swimming or not) must wear their wristband (*non-residents may NOT use these*)
- Maximum of up to 5 guests per residence are allowed each day
- Guest wristbands (valid for 1-day only) may be purchased at the pool for \$4.00 (*cash or Venmo*)
- Bicycles must be parked in bike racks outside the pool area
- No pets are allowed in the pool or cabana area

## Respect

- Follow all pool rules - they are in place for everyone's safety, well-being and enjoyment
- This is a community pool - behavior, music and language must be family-friendly
- Lifeguard staff has the authority to remove any unruly residents or guests

## Pool Use and Restrictions

- Proper swim attire must be worn in the pools (*infants must wear swimsuits and swim diapers*)
- Must be 12 years of age or older to use the pool without an adult (*18 years or older*)
- At the top of every hour the pool will be cleared for 15 minutes for adult swim
- Adult swim is for anyone 18 yrs or older (*infants are allowed in with an adult*)
- Persons with cuts, open sores, or bandages are NOT allowed in the pools
- Hair longer than two inches below the shoulders needs to be tied back

## Play, Toys and Equipment

- Swimmers using lifejackets, floaties, water wings, etc. must be accompanied by an adult in the pool
- Pool toys are permitted at the lifeguard's discretion (*no unsafe ball play is allowed*)
- No sitting, hanging or playing on the rope that divides the shallow end from the deep end
- No diving into the pool
- Any activity the lifeguards or staff deem to be unsafe or causing a disturbance will be addressed

## Pool Deck, Wading Pool and Grass Area

- No running on the pool deck
- The wading pool is for 6 years old and under only - adult supervision is required
- No smoking or vaping anywhere in the pool or cabana enclosure

## Food and Drinks

- Glass is NOT permitted anywhere on the pool deck
- No drinking or eating is allowed while in the pool

## Exit

- The pool closes at 8:00pm for general use (*night time party rentals extend to 10:30pm*)
- All residents and guests must exit the premises at closing time

All persons using the pools and related areas do so at their own risk, and voluntarily, knowingly and fully assume the risk of death and/or personal injuries caused by the use thereof. Fiesta Gardens Homes Association is not responsible for any accidents, death, injuries and/or damage or loss to property which results from any person's use of any pool and related areas. Each person's use of any pool, and related areas, constitutes that person's agreement that he/she assumes the risk of any personal injury and/or death caused thereby, and further constitutes each person's agreement that he/she waives and releases all of his/her claims for personal injury and/or death against Fiesta Gardens Homes Association arising from his/her use of the pools and related areas.



## KEVIN'S RECENT ACTIVITY



**REPRESENTED SELLER**

1745 BAY LAUREL DR, MENLO PARK  
Sold for \$6,820,000



**REPRESENTED SELLER**

25 HIGHLAND AVE, SAN CARLOS  
Sold for \$3,425,000



**REPRESENTED SELLER**

5, 15, 25 OAK KNOLL DR, REDWOOD  
Price Upon Request



**REPRESENTED SELLER**

29 HIGHLAND AVE, SAN CARLOS  
Sold for \$3,360,000



**OFF MARKET - REPRESENTED BUYER**

2090 POTOMAC WY, SAN MATEO  
Sold for \$1,425,000



**REPRESENTED BUYER**

0 CARMELO 35W OF 11TH AVE, CARMEL  
Sold for \$8,500,000

## WHO YOU WORK WITH MATTERS

As a neighbor who truly loves this community, it's been a rewarding year helping clients find the right homes and feel confident in their decisions.

If you ever have questions about the market—or just want to talk real estate—I'm always here to offer honest, straightforward advice. As someone who grew up in the neighborhood and is now raising their family here, our community and its future are important to me.

Your Fellow Fiesta Gardenian,  
Kevin



2021 1st Place F.G.H.A Holiday Light Winner  
2024 2nd Place F.G.H.A Holiday Light Winner

**COMPASS**

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# FGHA BOARD MEETING – April 9, 2025

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

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

March 5<sup>th</sup> Minutes – On a motion duly made and seconded and approved by all Board Members, the March 5<sup>th</sup> minutes were approved with the correct spelling of Catie Cortese's name.

## Financial /Vicky Nguyen

- March operating expenses are 18,200. This includes legal fees of \$7,500, most are from 2024.
- Cash in operating account is \$131,400.
- Cash in reserve fund account is \$113,700.
- HOA dues, \$261,000 collected so far which is 89% of the total. Another \$30,700 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in March.
- \$830,000 of the emergency assessment has been collected which is 90%. We still need to collect \$9,600 which is 10%.
- Vicky will be sending out more reminders this month to people who still owe money so that Steve can accurately do pool wristbands.

## BOARD REPORTS

### Civic Director- we need a Civics Director

- Since we are still in search of a new Civics Director, Denise Iskander helped the board out by going to the City Council Special Meeting.
- Approximately 250 people showed up to the meeting. Around 40 people spoke about the proposed 101/92 Interchange Direct Connector Project. Most people were against the project, including most of the city council members with one member Adam Loraine still iffy. This project would affect many people on Adams Street as well as parts of Portsmouth via imminent domain. The City Council will be writing a letter against this project.

### Social Director/Laurel Kent

- The Easter Egg Hunt was a great success.
- The next event is the pool opening. If you would like to be on this committee, contact Laurel.

### Parks Director/Mike Bratt

- The gate on the Bermuda side is sticking. Mike has the tools to fix just needs to look inside and see what's going on.
- The tan bark was raked to try and spread it out as well as separate from the bark.
- Mike will reach out to Roland to understand what needs to be done regarding the tennis courts.
- Repairs were done to one of the structures by a resident in the neighborhood. The cost was \$41.00, and he was reimbursed.
- For safety reasons we need to update the motion sensor lights at the pool and park area. Most of the park's budget goes to having Scapes. Mike doesn't really have a budget for repairs and other things. However, since this is a safety issue we should take care of it. On a motion duly made and seconded and approved by all board members in attendance it was decided to upgrade the motion sensor lights, not to exceed \$150.00.

### Pool Maintenance/Steve Muller - Nothing to report

### Pool Operations/Steve Stanovcak

- We have a new head lifeguard, her name is Catie Cortese. She grew up in the neighborhood and we're happy to have her.
- Christy Knott has done a lot so Steve will turn this part over to her.
- Christy explained that the lifeguard committee consists of herself, Catie Cortese, Angela Milano and Denise Iskander. The committee is here to support Steve Stanovcak. The committee has worked hard, they have distributed 525 flyers, met over 10 times, connected with local schools and had a lifeguard hiring event. Due to the success of the hiring event, we have received 43 applications in a 3-week period. 33 offers were made and 27 accepted. The lifeguard shifts have been made. The committee is taking this very seriously and letting the new hires know as well that this will be a serious position. They have given the new hires what their duties will be, and their expectations.
- We will also have swimming lessons. Christy will be teaching the swim instructors how to be teachers. We may have a few bilingual classes as well and new equipment to use during lessons.
- Christy and Vicky will go over the welcome packet and try to streamline swim lesson sign-ups and payments online. There will also be a document that will go out with the wristbands reminding residents about pool rules, safety and general conduct while using the pool and pool area.
- Thank you to all who have volunteered and put this together and helped.
- Saturday April 26<sup>th</sup>, 10:00am to 1:00pm we will have our annual pool clean up. The more people that show up the faster we can get things done.

- The pool will open May 17<sup>th</sup>, weekends only. June 16<sup>th</sup> the pool will be open.
- Wristbands should go out at the end of this month. If you have not paid your dues or special assessment you will not receive wristbands. Look for them on your front porch.

#### Christina Saenz/Vice President

- Thanks to the lifeguard committee for all you've done. Christina and Vicky have discussed a game plan for the process dealing with pool issues, such as Christina needs to know when the pool parties are so she can book the cleaning company. Christina and Vicky will meet with Christy and update her with their game plan and get her ideas as well.
- ManageCasa can take payments and bookings for the pool online, however, their billing system is not impressive. So, we are looking into a Google account that is free for non-profits.
- Christina did send the current schedule to the cleaning company and will talk to him. They will also be cleaning up from the Easter Egg Hunt.

#### Paul McCann /President

- Nothing to report.

#### NEW BUSINESS

##### Staining the Cabana

The cabana needs to be re-stained. It would cost \$1,200.00 if we do it ourselves. It would take 60 gallons of stain and take a long day for 4 volunteers to get it done. There was a discussion of whether it's necessary to do the stain now. It is included in the reserve study, and it will need to be done eventually. However, the wood is starting to cup, and it is necessary to stain it, so we don't incur more costs. If we do it ourselves, we will basically be saving around \$40,000. It was pointed out that we have depleted our reserve funds and we're trying to build it back up again. There are many repairs that need to be done. We will need to increase our dues each year for cost of living in the future. This was never done for many years; our dues have stayed stagnant. We have been given leeway with our Reserve Study knowing how much it was going to cost the association, but at some point, we will be told repairs need to be done. Estimates are only going to go up. Also, the cabana has not been signed off on. Last year we received a temporary occupancy. We will need to get that this year. We also need to decide whether we will have a special assessment.

After discussion it was decided to move forward with the staining of the cabana. On a motion duly made and seconded and approved by all Board Members present it was decided to spend the money to stain the cabana.

#### OLD BUSINESS

##### The Bee

We have all our block captains except for the end of Fiesta Drive. The Bee usually will go out the end of the month. If there are things that need to be done sooner, ManageCasa is the best way to do it.

#### Questions/Comments

There was a question regarding cabana rental and why we had so much money coming in the month of February 2025 for cabana rentals. Basically, it was a mixture of reasons. Some parties from 2024 were not paid until February 2025 and we had a few parties in February.

We needed to jump through hoops last year to get the temporary occupancy to use the cabana because the cabana was not finished and signed off. We still do not have occupancy. Basically, we will need to pay the contractor around \$36,000. However, he has not given us the receipts for recycling fee, which is \$10,000. If he doesn't give us that then we will only owe him \$26,000. Plus, we will need to deduct \$4,000 for the backstop that was demolished. The item that is holding up the sign off with the city is the HVAC system which deals with Title 24. It is not at 100% capacity. We will need to see if the city accepts the percentage, it is. A subcontractor is being hired by Pro Modeling to do the work. As of now, cost would be split between FGHA and Pro Modeling. It was pointed out that if Pro Modeling put in the wrong HVAC system, we should not split the cost. Also, PG&E still needs to sign off on the solar.

Last year we needed to use funds from our reserve account to pay for the cabana. Also, JD Builders still owes us money. We won the lawsuit, but he hasn't paid. As we go through the inspections some things are being found that need to be done and that is adding more cost. Plus, our dues have stayed stagnant for many years. The cabana committee will help with any questions Vicky may have regarding money owed and the board needs to decide about the special assessment.

Do we need to have the pool repaired and brought up to code before we can get a sign off from the city. It appears we don't because it was County Health who told us what needs to be updated to code. It has nothing to do with the permit and sign off.

People are happy to have a hard copy of the Bee. Thanks to all the block captains and the board members. Please get articles to Eleni on time.

Meeting adjourned at 8:22pm. The next meeting will be Wednesday, May 7<sup>th</sup>, 2025, at 7:00pm on Zoom or join us in the cabana.

# FGHA BOARD MEETING – May 7, 2025

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

The FGHA Board Meeting was started at 7:05pm. Board Members in attendance were, Mike Bratt -- Parks Director, Steve Stanovcak -- Pool Operations, Christina Saenz -- Vice President, Steve Muller -- Pool Maintenance, Laurel Kent -- Social Director, and Paul McCann -- President.

April 9<sup>th</sup> Minutes – On a motion duly made and seconded and approved by all Board Members, the April 9<sup>th</sup> minutes were approved.

## Financial /Vicky Nguyen

- April operating expenses are \$26,600. This includes property taxes of \$13,400 and recurring monthly expenses.
- Cash in operating account is \$107,300.
- Cash in reserve fund account is \$113,900.
- HOA dues, \$267,500 collected so far which is 92% of the total. Another \$24,100 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in April.
- \$830,700 of the emergency assessment has been collected which is 90%. We still need to collect \$8,900 which is 10%.
- There are some residents who have paid annual dues but are refusing to pay the emergency assessment. There are 74 residents who have not paid dues and/or emergency assessment.
- Different options were discussed to try and get the delinquent residents to pay. They varied from sending them to collections, putting a message in the Bee, Paul putting a message in the President message and members talking to them. It was decided to put the message in the Bee and to send the delinquent members letters to remind them to pay.

## BOARD REPORTS

### Civic Director- we need a Civics Director

- Since we are still in search of a new Civics Director, Paul McCann did talk about an update to Delaware going south from the gas station to the brewery. There will be a left-hand turn lane with a light onto Bermuda. It will also include bike lanes. In front of Expo Center there is a sign, and you can scan the QR code and see the configuration.

### Social Director/Laurel Kent

- The pool party will be later this year; the date is still to be determined. Hoping the weather will be better having it on later date.
- Food trucks on Fridays will begin mid-June when the pool is fully open.

### Parks Director/Mike Bratt

- The motion lights are working.
- The stain for the cabana has been purchased for the cabana and lifeguard buildings. We have about 7 people and 2 kids volunteered to help stain. It will most likely be done during the week. Need to make sure there is no rain.
- One lock is sticking at end of park and pool entrance. They will be fixed.
- Scapes will be mowing the lawn in front of the cabana.

### Pool Maintenance/Steve Muller

- May 17<sup>th</sup> is the pool opening, the heat will be turned on the week before as well as the pool cover.

### Pool Operations/Steve Stanovcak

- June 16<sup>th</sup> the pool will be open 7 days a week.
- Thanks to Cheryl Pendergrass, her son Aiden, Christy Knott, Mike Bratt, Denise Iskander and Barbara Hall who came out and helped with the pool clean up.
- The swim lesson sign-up sheet will be available on our website soon. You can register on the website and Christy will send an email confirming your spot and a link to pay. There will be some bilingual instructors as well. A message will be sent out via ManageCasa when the forms are available on our website. Caity and Christy will put a notice in the Bee next month with pool rules.

### Christina Saenz/Vice President

- Christina investigated Google workspace for nonprofits. They denied our request for now until we get them the forms that show we are a nonprofit.

### Paul McCann /President

- Thanks to everyone who helped get the pool handled for opening and for getting swim lessons set.

## NEW BUSINESS

### Renewing Insurance

It's time to renew our insurance for the common areas. We will keep everything the same. Our insurance went up 18% to \$19,750. Our insurance runs from May 2025 to May 2026.



On a motion duly made, seconded and approved by all Board Members the renewal of our insurance was approved.

#### New Fencing/Gate in Pool Area

The current gate at the pool can no longer be left open during pool hours. So, we need to build a new 10x10 area that encompasses a new gate that self closes, be ADA compliant, and separates the cabana from the pool. It will then be compliant with what we were instructed to do to keep the pool open and will cost \$3,640. This is not in our budget; however, we cannot have the pool open without it. The board needs to seriously think about a possible special assessment and make sure the 74 residents who have not paid, pay. These 74 people owe over \$32,000 to the HOA.

On a motion duly made and seconded and approved by all Board Members, it was decided to spend \$3,640 to build the new fence/gate.

On a motion duly made and seconded and approved by all Board Members to approve any reasonable permit costs to build the fence.

#### OLD BUSINESS

##### The Bee

Now that the Bees are being hand delivered its even more important get your reports to Eleni on time. There are many steps required to get the Bee out to residents. We have all our Block Captains! Thanks to everyone who volunteered.

Vicky needs the Board to discuss how we will raise additional funds and cut costs. Hopefully there will be a resolution in June. It was requested to share the delinquent names of residents who have not paid dues/assessments with the Board so possibly Board Members could speak with them.

There are no new updates regarding our lawsuit.

Meeting adjourned at 8:15pm. The next meeting will be Wednesday, June 4th, 2025, at 7:00pm on Zoom or join us in the cabana.

## MONTHLY CALENDAR

### FIESTA GARDENS

June 4

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

June 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>

June 2, 16

City Council Special Meeting/Meeting

Where: Please see [Public Meeting Portal](#) for details.

When: 5:30 PM - 7:00 PM (Special Meeting)  
7:00 PM - 9:00 PM (regular Meeting)

June 10, 24

Planning Commission Meeting

Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.

When: 7:00 p.m. - 9:00 p.m.

June 14

San Mateo County Pride Parade

Please join us for our 3rd Annual San Mateo County Pride Parade! The San Mateo County Pride Celebration is in its 13th year, providing a space for inclusion, belonging, and community. So it's about time to add a parade to the mix.

If you have any questions, please reach out to Kalimah Salahuddin at [kalimahs@gmail.com](mailto:kalimahs@gmail.com).

Where: Parade Start: 2nd & B Street

Parade End: San Mateo Central Park

When: 10:30 AM - 11:30 AM

The parade is FREE to attend and open to all - route opens up for spectators at 9:30 am.

For more information:

<https://www.smcpridecelebration.com/parade>



Summer Food Truck Series Coming Your Way!

First up: **Sam's Chowder House**

Friday, June 20<sup>th</sup>

4pm – 8pm

Outside the Pool



Stay Tuned to The Bee, Facebook and ManageCasa for Future Friday Food Truck Offerings!

- Your Social Committee



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

Coldwell Banker International President's Circle



## Neighborhood Garage Sale is Coming!



**Mark your calendars!**

*I'm excited to be organizing the event again this year—stay tuned! The **Neighborhood-Wide Garage Sale** is happening on **Saturday, September 6th** from **8:30 AM to 1:00 PM**. It's always a *fantastic* day to **declutter**, go on a *treasure hunt*, and **connect with neighbors**. *Details on how to register will be in next month's Bee!**

## 2025 FIESTA GARDEN YTD SALES RECAP

### ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
1089 Annapolis Drive	San Mateo	3	2	0	22	1,330	\$1,266.92	5,000 (sf)	\$1,685,000 69

### ACTIVE

# Listings:	1	AVG VALUES:	22	1,330	\$1,266.92	5,000 (sf)	\$1,685,000	69
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### PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
1075 Annapolis Drive	San Mateo	4	3	0	13	1,950	\$1,127.18	5,100 (sf)	\$2,198,000 69
561 Fiesta Drive	San Mateo	3	2	0	6	1,540	\$1,201.30	5,169 (sf)	\$1,850,000 71
2224 Southampton Way	San Mateo	3	2	0	8	1,530	\$979.74	5,000 (sf)	\$1,499,000 69

### PENDING

# Listings:	3	AVG VALUES:	9	1,673	\$1,102.74	5,090 (sf)	\$1,849,000	70
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### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
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
2009 Ginniver 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
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

### SOLD

# Listings:	5	AVG VALUES:	9	1,454	\$1,197.12	5,260 (sf)	\$1,575,000	70	\$1,729,600
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# Listings Total:	9	AVG VALUES FOR ALL:	90	1,513	\$1,173.41	5,174 (sf)	\$1,678,556	70	\$1,729,600
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### Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$1,490,000	\$2,198,000	\$1,649,000
Sale Price	\$1,560,000	\$1,850,000	\$1,750,000

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**Fiesta Gardens Homes Association  
Monthly Board Meeting Agenda  
Wednesday, June 4, 2025  
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports:
  - a. Civic –
  - 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
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed