



December Newsletter
Volume LXVIII Issue 12

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

www.FiestaGardensHoa.com
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President's Message

By *Paul McCann*

December in Fiesta Gardens is a transformative time. The trees are bare with the leaves blown asunder and an array of lights fill the streets. The decorations gives folks an excuse to cruise the neighborhood and zig-zag the streets looking at impressive displays. On the night of the lighting competition, we liked to load up the kids in the cart and stroll around listening to Elvis, sharing beverages shared and voting in our own straw poll best looking light display.

So this holidays throw up a few lights, take the scenic way home and enjoy the light show that is Fiesta Gardens.

Civic Report

By *Richard Neve*

Election Results

United States Senator (Full Term): ADAM B. SCHIFF
US Representative (15th District): Kevin Mullin
State Senate (13th District): Josh Becker
State Assembly (21st District): Diane Papan
San Mateo City Council (District 2): Nicole Fernandez
San Mateo City Council (District 4): Danielle Cwirko-Godyki

State Propositions:

Proposition 2: Passed	School and college bond (\$10bn for K-12 schools)
Proposition 3: Passed	Constitutional right to marriage regardless of sex or race amendment.
Proposition 4: Passed	Water, wildfire prevention, protection of land bond. (\$10bn)
Proposition 5: Failed	Affordable housing bonds (Reduces from 2/3 rd to 55% approval threshold)
Proposition 6: Failed	Bars slavery in prisons.
Proposition 32: Failed	Raise minimum wage.
Proposition 33: Failed	Repeals ban on local rent controls.
Proposition 34: Passed	Regulates spending by certain health care entities.
Proposition 35: Passed	Extends tax on managed health care plans.
Proposition 36: Passed	Increases penalties for certain theft and drug crimes.

Measure T: Passed Removes Measure Y allowing taller and more dense buildings in San Mateo.

CONTINUED: See ELECTION RESULTS on page 2

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

www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, December 4
7PM at the Cabana

FGHA Board of Directors

President Paul McCann	president@fiestagardenshoa.com
Vice President Christina Saenz	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 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



We have switched the HOA to an app that will allow you to communicate with your neighbors, ask questions to the board, get event and happening updates, view all documents, and pay your annual dues - all in one place.

We have about 80% of the neighborhood moved to ManageCasa and need to get the rest as soon as possible. *IF you are going to mail your check, please register in the application, then send the check of \$432 to:*

FGHA
PO Box 5288
San Mateo, CA 94402.

If you have not received your annual statement, you have not signed up for managecasa or we do not have your email. Please reach out to vp@fiestagardenshoa.com if you are having issues with ManageCasa or your annual dues.

Pool Operations

By Steve Stanovcak

Our pool was last re-surfaced in 2011. Resurfacing in general will last from 10-15 years. We are getting close to the end of that time frame. In 2012 many laws and regulations pertaining to pool safety and ADA requirements have changed putting our pool out of compliance. These items will have to be addressed when our pool does get resurfaced.

Some of the items include:

- New handrails at the entrance to the pool
- New steps when entering the pool that meet the new codes including the depth and width of the stairs.
- New signage on the pool deck which includes new depth markers.



Cabana Update!

By Steve Stanovcak

Our contractor is still completing some final items that were pointed out on our last inspection. These items should be completed by the end of the month.

If you are interested in renting the cabana during off-pool season please go to our [website](#) to find more information. In the pool party contract, you will see the rates for on-pool season and off-pool season.



ELECTION RESULTS from page 1

The new city council is:

District 1: Lisa Diaz Nash
District 2: Nicole Fernandez
District 3: Robert Newsom (Our District)
District 4: Danielle Cwirko-Godyki
District 5: Adam Loraine

New members will be sworn in at the first council meeting in December (Monday 9th).

Board Position

After more than 8 years in this role I am stepping down from the board. If you are interested in this role, please reach out to me or other members of the board.

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
October 2024

Current Period			Description	Year To Date		2024 Budget	
Actual	Budget	Variance		Actual	Budget		Variance
INCOME							
			<u>Operating Revenue</u>				
0.00		0.00	Regular Assessments	244,080.00	242,352.00	1,728.00	242,352.00
60.00	60.00	0.00	Bee Ads	690.00	600.00	90.00	720.00
0.00	0.00	0.00	Swim School	15,910.00	17,000.00	(1,090.00)	17,000.00
250.00		250.00	Clubhouse Rental (Pool Party)	9,440.00		9,440.00	12,500.00
310.00	60.00	250.00	Subtotal	270,120.00	259,952.00	10,168.00	273,472.00
			<u>Interest, Late Charges, Collection Fees</u>				
0.00	8.33	(8.33)	Interest Inc - Operating Fund	153.56	83.33	70.23	100.00
85.48	83.33	2.15	Interest Inc - Repl. Res. Fund	1,658.68	833.33	825.35	1,000.00
	0.00	0.00	Interest - Collections	0.00	0.00	0.00	
0.00	83.33	(83.33)	Late Charges	515.10	833.33	(318.23)	1,000.00
		0.00	Collection Charges	262.20		262.20	
85.48	175.00	(89.52)	Subtotal	2,589.54	1,750.00	839.54	2,100.00
			Special Assessment Cabana Rebuild	200.00			
0.00	0.00	0.00	Emergency Assessment	92,565.00	0.00	92,565.00	0.00
\$ 395.48	\$ 235.00	\$ 160.48	Total Income	\$ 365,474.54	\$ 261,702.00	\$ 11,007.54	\$ 275,572.00
EXPENSES							
			<u>Lifeguard Expense</u>				
665.00	0.00	(665.00)	Lifeguards	55,420.40	55,000.00	(420.40)	55,000.00
113.97	441.67	327.70	Insurance Exp - W/C	3,042.11	4,416.67	1,374.56	5,300.00
65.50	0.00	(65.50)	Payroll Taxes	5,703.64	6,000.00	296.36	6,000.00
220.00	145.83	(74.17)	Payroll Service	1,725.00	1,458.33	(266.67)	1,750.00
1,064.47	587.50	(476.97)	Subtotal	65,891.15	66,875.00	983.85	68,050.00
			<u>Pool Expense</u>				
2,128.77	1,100.00	(1,028.77)	Pool & Spa - Monthly Service	12,906.32	11,000.00	(1,906.32)	13,200.00
456.00	416.67	(39.33)	Pool & Spa - Chemicals	2,253.75	4,166.67	1,912.92	5,000.00
0.00	375.00	375.00	Pool & Spa - Repairs	13,044.03	3,750.00	(9,294.03)	4,500.00
0.00	333.33	333.33	Pool & Spa - Supplies & Other	3,838.68	3,333.33	(505.35)	4,000.00
	0.00	0.00	Pools & Spa Facilities	0.00		0.00	
	0.00	0.00	Pool & Spa - New Umbrellas	316.06		(316.06)	
	0.00	0.00	Pool & Spa - New Lifeguard Chair	0.00		0.00	
		0.00	Wristbands	343.90	850.00	506.10	850.00
2,584.77	2,225.00	(359.77)	Subtotal	32,702.74	23,100.00	(9,602.74)	27,550.00
			<u>Park Expense</u>				
650.00	650.00	0.00	Landscape-Contract	6,500.00	6,500.00	0.00	7,800.00
3,523.70	500.00	(3,023.70)	Common Area - Maintenance	17,660.08	5,000.00	(12,660.08)	6,000.00
184.99	55.00	(129.99)	Pest Control	722.96	550.00	(172.96)	660.00
0.00	833.33	833.33	Cabana Supplies and Equipment	12,805.47	8,333.33	(4,472.14)	10,000.00
0.00	83.33	83.33	Tennis Court- Service & Repair	870.47	833.33	(37.14)	1,000.00
4,358.69	2,121.67	(2,237.02)	Subtotal	38,558.98	21,216.67	(17,342.31)	25,460.00
			<u>Utilities</u>				
1,271.74	625.00	(646.74)	Gas	7,782.33	6,250.00	(1,532.33)	7,500.00
2,031.90	1,000.00	(1,031.90)	Electricity	11,135.55	10,000.00	(1,135.55)	12,000.00
192.93	208.33	15.40	Refuse	2,134.80	2,083.33	(51.47)	2,500.00
272.40	275.00	2.60	Telephone & Internet	2,721.48	2,750.00	28.52	3,300.00
2,753.22	1,833.33	(919.89)	Water	19,775.90	18,333.33	(1,442.57)	22,000.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
October 2024

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
110.00		(110.00)	Clubhouse Facilities	1,795.28		(1,795.28)	0.00
6,832.19	3,941.67	(2,690.52)	Subtotal	45,345.34	39,416.67	(5,928.67)	47,300.00
			<u>Administrative Expenses</u>				
0.00	2,590.00	2,590.00	Audit & Tax Preparation	2,645.00	1,500.00	(1,145.00)	1,500.00
0.00	16.67	16.67	Civic Expenses	99.00	166.67	67.67	200.00
299.66	333.33	33.67	D & O Ins. Expense	2,996.66	3,333.33	336.67	4,000.00
1,298.92	1,458.33	159.41	Insurance Expense	12,020.85	14,583.33	2,562.48	17,500.00
145.00	41.67	(103.33)	Mailings, Postage & Copies	123.62	416.67	293.05	500.00
883.26	416.67	(466.59)	Meeting Expenses/Social Functions	2,940.84	4,166.67	1,225.83	5,000.00
425.00	425.00	0.00	Newsletter Editor	4,250.00	4,250.00	0.00	5,100.00
235.80	25.00	(210.80)	Newsletter Postage/ Printing	658.07	250.00	(408.07)	300.00
256.85	208.33	(48.52)	Office Supplies	3,007.47	2,083.33	(924.14)	2,500.00
6.72	158.33	151.61	Payment Processing Fees	5,218.33	1,583.33	(3,635.00)	1,900.00
40.00	83.33	43.33	Permits & License	40.00	833.33	793.33	1,000.00
11,314.46	0.00	(11,314.46)	Professional Services	115,121.59	30,000.00	(85,121.59)	30,000.00
	8,333.33	8,333.33	Reserve Study	1,495.00	8,333.33	6,838.33	10,000.00
300.00	300.00	0.00	Secretary	3,000.00	3,000.00	0.00	3,600.00
0.00	125.00	125.00	Taxes - Income	0.00	1,250.00	1,250.00	1,500.00
0.00	1,250.00	1,250.00	Taxes - Property	8,720.86	12,500.00	3,779.14	15,000.00
2,000.00	1,000.00	(1,000.00)	Treasurer	19,000.00	10,000.00	(9,000.00)	12,000.00
0.00	25.00	25.00	Web Site	275.88	250.00	(25.88)	300.00
17,205.67	16,873.33	(332.34)	Subtotal	181,613.17	99,333.33	(82,279.84)	112,900.00
\$ 31,845.79	\$ 25,749.17	\$ (6,096.62)	Total Expenses	\$ 364,111.38	\$ 249,941.67	\$ (114,169.71)	\$ 281,260.00
\$ (31,450.31)	\$ (25,514.17)	\$ (5,936.14)	Net Income	\$ 1,363.16	\$ 11,760.33	\$ (10,397.17)	\$ (5,688.00)

Income & Expense Statement

Current Period				Year To Date			
Actual	Budget	Variance	Description	Actual	Budget	Variance	Budget
INCOME							
0.00		0.00	Special Assessments	1,368,750.00	1,300,000.00	68,750.00	1,300,000.00
0.00		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 0.00	\$ 0.00	\$ 0.00	Total Income	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
\$ 0.00	\$ 0.00	\$ 0.00	Gross Profit	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
EXPENSES							
0.00		0.00	Cabana Rebuild - Contract	1,491,511.51	1,502,547.00	11,035.49	1,502,547.00
0.00		0.00	Cabana Rebuild - Allowance Items	134,421.40	70,000.00	(64,421.40)	70,000.00
0.00		0.00	Cabana Rebuild - Other Expenses	129,297.77	60,250.00	(69,047.77)	60,250.00
234.00		(234.00)	Permits and Fees	30,272.07	30,000.00	(272.07)	30,000.00
0.00		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
0.00	0.00	0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
\$ 234.00	\$ -	\$ (234.00)	Total Expenses	\$ 1,802,559.60	\$ 1,675,797.00	\$ (126,762.60)	\$ 1,675,797.00
\$ (234.00)	\$ -	\$ (234.00)	Net Income	\$ (406,634.60)	\$ (375,797.00)	\$ (30,837.60)	\$ (375,797.00)

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of October 31, 2024

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	2,632.12
Cash - Reserve Fund	53,498.53
Accounts Receivable	6,308.20
Accounts Receivable (Emergency Assessment)	15,037.00
Accounts In Collection	19,289.60
Due From ManageCasa	0.00
Construction Refundable Deposit	0.00
Other Current Assets	21,772.05
TOTAL CURRENT ASSETS	\$ 118,537.50
FIXED ASSETS	
New Cabana Costs to Date	1,786,945.04
HOA All in One Property Management System	5,525.00
TOTAL FIXED ASSETS	\$ 1,792,470.04
TOTAL ASSETS	\$ 1,911,007.54
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	2,346.78
Accrued Expenses	2,846.92
Payroll Liabilities	0.00
Construction Contract Retention Payable	7,375.00
TOTAL LIABILITIES	\$ 12,568.70
FUND BALANCE	1,897,075.68
Current Year Net Income/Loss	1,363.16
TOTAL FUND BALANCE	\$ 1,898,438.84
TOTAL LIABILITIES AND EQUITY	\$ 1,911,007.54

FGHA BOARD MEETING – October 9, 2024

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:02pm. Board Members in attendance were, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, Paul McCann - President, Rich Neve -- Civics Director, Roland Bardony – Parks Director, and Laurel Kent -- Social Director.

September 4th Minutes– On a motion duly made and seconded and approved by all Board Members, the September 4th minutes were approved as corrected.

Financial /Vicky Nguyen

- September operating expenses are \$17,600. Included in this is 9,500 in legal fees, \$6,600 for lifeguards and \$5,900 in pool repairs and expenses and \$1,500 for reserve study.
- Cash in operating account is \$9,400.
- Cash in reserve and cabana fund account is \$93,500.
- No dues collected in September. \$239,900 collected thus far at the end of September. This is 98% of the total.
- We have collected \$76,900 in emergency assessments which is 83% of the total through September. The due date is September 4th.
- No members in September paid the special assessment in full. Two Members are making monthly payments and 2 are in collections. 485 members have paid in full.
- No brick sales in September.
- Emergency assessment is down \$15,700, so Vicky will focus on those members. The few outstanding dues are due to a change of ownership.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- So sorry the pool was not open during the heatwave. We could not get lifeguard coverage. On October 12th the pool will be open. We may need to investigate changing our lifeguard model next year.
- Members asked if we could post on Managecasa when the pool is closed. As of now it is posted on Facebook.
- A question was asked if lifeguards are necessary. Many feel that we have had lifeguards for many years. Gives local kids an opportunity to have a summer job. We would also need to see how it would affect our insurance. Everything is up to discussion and suggestions.

Civic/Rich Neve

- Elections are in November. Please be informed about Measure T. It will remove height limits and density in certain areas. This will affect our neighborhood. Also, the areas can be defined by the general plan and those zones can be changed by a majority vote of the city council. Which would give them a lot of power.
- Bermuda bridge will be delayed one year due to issues with PG&E. CalTrans is getting bids to construct the bridge. Construction should start at the beginning of 2026.
- Rich has decided to step down as our Civics Director in January. Rich has been on the board for 8-9 years and it has been hard lately to commit enough hours.

Social Director/Laurel Kent

- We have one more food truck Friday.
- The movie night was a huge success, and we will try to do another in November.
- The Halloween Party will be on October 27th from 3-5pm.
- We are hoping to have a Turkey Trot in the near future.

Parks Director/Roland Bardony

- The park is in good shape. There was some graffiti inside the park and Roland removed it.
- The gophers are multiplying, Scapes will look into how to get rid of them. They have been using smoke and flares.
- Roland announced that he will be stepping down as Park Director in January. He has been on the Board for 9 years. He will help with transition.

Pool Maintenance/Steve Muller

Nothing to report

Christina Saenz/Vice President - Not in attendance

Paul McCann /President

- Thanks to Roland and Rich for their service over the years.

NEW BUSINESS**Annual Dues**

We need to raise our annual dues. The dues have remained relatively flat over the last 9-10 years. In 2015 our dues were \$330.00 a year. Things that need to be done have been put off and now we need to make repairs. Things have gone up in the last few years as well. On a motion duly made and seconded and approved by all Board Members the dues will be raised to \$518.40 starting in 2025.

Reserve Study

We need to have a reserve study done at least every 3 years. We had one done and should have the result of the study mid-October. We do know that the pool needs resurfacing and that the last time the park was updated was ten years ago. So, we are expecting some repairs to be sighted.

OLD BUSINESS**Legal Update**

The Judge has ruled in our favor. We will get the past due money owed to us with interest. Not sure about our attorney fees.

Cabana and Pool

Environmental Health Agency was not involved as much as it should have been with the building of our cabana. The city didn't include them years ago when our plans were submitted. We did need to have the floors redone in the bathrooms at a cost of \$8,000. PG&E delayed therefore our signoff from the city has been delayed until PG&E signs off on our plans.

Some residents have said that when they go into the cabana for their party it's not as clean as it should be. Floors have not been swept and kitchen and bathrooms are not great at times. We will investigate hiring a cleaning company. There are some logistics we would need to figure out, most companies want to come on a consistent basis, whether there are parties or not.

We have 8 parties coming up. The pool is closed so we are going to need to figure out who will let them in and lock up the cabana after the party.

Miscellaneous Business and Comments

A resident asked if we thought we might need another special assessment depending on what our reserve report says. There could be a chance depending on what the reserve says.

We now need a Parks Director and Civics Director. Contact any board member if you are interested. Mike Bratt volunteered to be the Parks Director.

Thanks again to Rich and Roland for all their service over the years. Also, thank you to Eleni Hulman, our Bee Editor for all her hard work getting the Bee out to everyone. The board is not always on time getting articles in and we drive her crazy at times. She does a great job!

The next Meeting will be held on Zoom, Wednesday, November 6th, at 7pm. We would also like to see people coming and joining us in the cabana. The meeting was adjourned at 7:56pm.

FGHA BOARD MEETING – November 13, 2024

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:28pm when there was a quorum. Board Members in attendance were, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, Paul McCann – President, and Christina Saenz – Vice President.

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

Financial /Vicky Nguyen

- October operating expenses are \$31,800. Included in this is \$11,300 in legal fees, and \$3,500 for the common area.
- Cash in operating account is \$2,600.
- Cash in reserve and cabana fund account is \$53,500. Vicky will be transferring funds from the Reserve Account to the Operating Account.
- No dues collected in October. \$239,900 collected thus far at the end of October. This is 98% of the total.
- We have collected \$76,900 which is 83% of the \$92,600. in emergency assessments. Notice's will be sent out to those who have not paid.
- No members in October paid the special assessment in full. Two Members are making monthly payments and 2 are in collections. 485 members have paid in full.
- No brick sales in October.

Continued on page 8

MINUTES from page 7

- The HOA received our annual property taxes. Last year they were \$13,000, this year our property taxes are \$57,500. The main reason they are higher is due to a water leak we had for the past year, and we are being charged sewer fees. The property taxes are being appealed and we are sending all the paperwork to show things have been fixed.
- The Board needs to look over the budget for next year and present it to the Members.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- We have members booking the pool over the holidays. So far 6 parties are booked in November.
- The rental application is on our website under pool documents. During the off season you can book the pool during the day or evening and book your time.

Civic/Rich Neve - Not in attendance

Social Director/Laurel Kent - Not in attendance

- Turkey Trot is 9:00am on Thanksgiving.

Parks Director/Roland Bardony

- There are sensors in the sprinklers, so we know if and when we have a leak.

Pool Maintenance/Steve Muller – Nothing to report.

Christina Saenz/Vice President – Nothing to report.

Paul McCann /President - Nothing to report.

NEW BUSINESS

Reserve Study

You can find the results of our Reserve Study on our website. The study considers our funds and if we are well funded. Our last study was in 2013. We have \$7,000 in our reserve fund. They recommend we have \$566,655.

They recommend that we put \$103,500 at the end of each year into our reserve fund. The risk of a special assessment is high. We could do a one-time assessment of \$200.00 per unit. Which would give us \$115,000 and help get us started. This is assuming all units paid. Our track record is not good getting all units to pay. The items that are highlighted in yellow on the Reserve Study need to be done in 2025-2026. Page 17 of the reserve breaks it down; the pool area alone requires \$117,080 in work.

We are hoping to get some legal fees back. Not sure when and if that will happen. The person is filing an appeal.

OLD BUSINESS

Cabana and Pool

We had a different inspector at our last meeting. He found about 8 more things that need to be done. It should take about 4 days to finish. So, we are still waiting for our final inspection.

The solar should be done soon as well. The HVAC needs to be checked as well. All items that are left are small.

Miscellaneous Business and Comments

The next Meeting will be held on Zoom as well as come and join us in the cabana. Wednesday, December 4th, at 7pm.

The meeting was adjourned at 7:48pm.

You're Invited to the Fiesta Gardens Holiday Party!

Join us on Saturday, December 21st, at the Cabana for our annual holiday celebration!

Come enjoy hot cocoa, pizza, and festive treats with neighbors and friends. We'll bring back the beloved "sleigh rides" around the neighborhood to take in the Christmas lights.

Plus, it's time to crown the champions of our Fiesta Gardens Christmas Light Competition! Awards will be given for the best-decorated houses (1st, 2nd, and 3rd place) and the best street. Stay tuned for more details, and mark your calendars for a night of holiday cheer. Can't wait to celebrate with you all!



2024 Projected Operating Results

Description	Actual through			2024 Budget	Variance
	10/31/24	Nov + Dec '24	Total '24		
Income					
<u>Operating Revenue</u>					
Regular Assessments	244,080	0	244,080	242,352	1,728
Bee Ads	690	120	810	720	90
Swim School	15,910	0	15,910	17,000	(1,090)
Guest Passes		1,100	1,100	900	200
Clubhouse Rental (Pool Party)	9,440	480	9,920	12,500	(2,580)
Subtotal	270,120	1,700	271,820	273,472	(1,652)
<u>Interest, Late Charges, Collection Fees</u>					
Interest Inc - Operating Fund	154		154	100	54
Interest Inc - Repl. Res. Fund	1,659	120	1,779	1,000	779
Late Charges	515		515	1,000	(485)
Collection Charges	262		262		262
Subtotal	2,590	120	2,710	2,100	610
Special Assessment	200		200		200
Emergency Assessment	92,565	0	92,565	0	92,565
Total Income	365,475	1,820	274,530	275,572	(1,042)
Expenses					
<u>Lifeguard Expense</u>					
Lifeguards	55,420	100	55,520	55,000	(520)
Insurance Exp - W/C	3,042	373	3,415	5,300	1,885
Payroll Taxes	5,704	50	5,754	6,000	246
Payroll Service	1,725	220	1,945	1,750	(195)
Subtotal	65,891	743	66,634	68,050	1,416
<u>Pool Expense</u>					
Pool & Spa - Monthly Service	12,906	1,400	14,306	13,200	(1,106)
Pool & Spa - Chemicals	2,254	800	3,054	5,000	1,946
Pool & Spa - Repairs	13,044	0	13,044	4,500	(8,544)
Pool & Spa - Supplies & Other	3,839	400	4,239	4,000	(239)
Pool & Spa - New Umbrellas	316		316		(316)
Wristbands	344	0	344	850	506
Subtotal	32,703	2,600	35,303	27,550	(7,753)
<u>Park Expense</u>					
Landscape-Contract	6,500	1,300	7,800	7,800	0
Common Area - Maintenance	17,660	0	17,660	6,000	(11,660)
Pest Control	723	185	908	660	(248)
Cabana Supplies and Equipment	12,805	0	12,805	10,000	(2,805)
Tennis Court- Service & Repair	870	0	870	1,000	130
Subtotal	38,559	1,485	40,044	25,460	(14,584)
<u>Utilities</u>					
Gas	7,782	600	8,382	7,500	(882)
Electricity	11,136	4,000	15,136	12,000	(3,136)
Refuse	2,135	386	2,521	2,500	(21)
Telephone & Internet	2,721	545	3,266	3,300	34
Water	19,776	5,500	25,276	22,000	(3,276)
Clubhouse Facilities	1,795	220	2,015	0	(2,015)
Subtotal	45,345	11,251	56,596	47,300	
<u>Administrative Expenses</u>					
Audit & Tax Preparation	2,645	0	2,645	1,500	(1,145)
Civic Expenses	99	0	99	200	101
D & O Ins. Expense	2,997	600	3,597	4,000	403
Insurance Expense	12,021	3,000	15,021	17,500	2,479

2025 Budget

Proposed Budget	
20% Dues Increase	Comments
Income	
	\$518.40 annual payment or \$48 per month
290,822	20% Increase 521 Dues Paying Units
720	Same as Last Year (SALY)
15,910	2024 Actual
1,100	2024 Actual
11,904	20% Increase of 2024 Actual (est)
320,456	
0	Decreasing Rates
500	Decreasing Balances & Rates
1,000	Late fees effective 2025
100	Collections near Completion
1,600	
0	See Special Assessment
0	One Time Request, will be refunded
322,056	
Expenses	
57,186	2024 Actual + 3%
3,518	2024 Actual + 3%
5,926	2024 Actual + 3%
2,003	2024 Actual + 3%
68,633	
14,736	2024 Actual + 3%
3,145	2024 Actual + 3%
0	See Special Assessment
4,120	2024 Actual + 3%
0	2024 Actual + 3%
354	2024 Actual + 3%
22,355	
8,034	2024 Actual + 3%
0	See Special Assessment
935	2024 Actual + 3%
0	See Special Assessment
0	See Special Assessment
8,969	
8,634	2024 Actual + 3%
15,590	2024 Actual + 3%
2,596	2024 Actual + 3%
3,364	2024 Actual + 3%
22,000	Decrease, water leaks fixed
6,305	Increase for cabana cleaning
58,489	
2,645	Increase to 2024 Actual
100	SALY
4,000	SALY
17,500	SALY

Mallings, Postage & Copies	124	20	144	500	356	500	SALY
Meeting Expenses/Social Functions	2,941	1,000	3,941	5,000	1,059	3,000	Decrease for budget
Newsletter Editor	4,250	850	5,100	5,100	0	5,100	SALY
Newsletter Postage/ Printing	658	122	780	300	(480)	780	Increase to 2024 Actual
Office Supplies	3,007	514	3,521	2,500	(1,021)	3,521	Increase to 2024 Actual
Payment Processing Fees	5,218	10	5,228	1,900	(3,328)	5,300	Increase to 2024 Actual
Permits & License	40	0	40	1,000	960	40	Decrease to 2024 Actual
Professional Services	115,122	14,000	129,122	30,000	(99,122)	0	See Special Assessment
Reserve Study	1,495	1,495	2,990	10,000	7,010	890	Decrease for update (no site visit)
Secretary	3,000	600	3,600	3,600	0	3,600	SALY
Taxes - Income	0	0	0	1,500	1,500	1,500	SALY
Taxes - Property	8,721	28,750	37,471	15,000	(22,471)	24,000	Depending dispute with city
Treasurer	19,000	4,000	23,000	12,000	(11,000)	24,000	Increase to 2025 Actual
Web Site	276	250	526	300	(226)	526	Increase to 2024 Actual
Subtotal	181,613	56,044	237,658	112,900	(124,758)	97,002	
Total Expenses	364,111	72,123	436,235	281,260	(154,975)	255,448	
Net Income	1,363	(70,303)	71,666	(5,688)	153,932	66,606	Starting balance for 2026, buffer for legal
Recommended 2025 Annual Fully Funding Contributions shortfall						103,500	Reserve Study (RS) recommendation
						(36,892)	Diff btw Operating & RS recomm

Special Assessment		Option 1	Option 2	Option 3
	total	\$205	\$250	\$300
Special Assessment	see options	115,000	140,250	168,300
Cabana remaining cost	(35,954)	(35,954)	(35,954)	(35,954)
Upcoming Repairs	(168,350)	(72,990)	(84,990)	(107,080)
total reserve +/- (for repairs, legal fees, etc.)		6,056	19,306	25,266
		See breakdown below for repairs		
Park Area	(11,000)			
Wood Benches	(11,000)			
Pool Area	(129,800)			
Wood Fench - Restain	(10,500)			(10,500)
Pool Deck - Repair	(8,000)		(8,000)	(8,000)
Large Pool - resurface	(72,990)	(72,990)	(72,990)	(72,990)
Small Pool - resurface	(15,590)			(15,590)
Pool Furniture - Partial Replace	(10,000)			
Large Pool Heater - Replace	(9,020)			
Larage Pool Pump - Replace	(3,500)			
Cabana & bathroom buildings	(15,750)			
Exterior Wood Surfaces-Repaint	(12,250)			
Exterior Wood Surfaces- Repair	(3,500)			
Playground	(12,000)			
Tan Bark Play Surface - Replenish	(3,000)		(3,000)	
Sanbox - Replenish	(1,000)		(1,000)	
Metal Surfaces - Repaint	(8,000)			

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, December 4, 2024
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports:
 - a. Civic – Rich Neve
 - b. Social – Laurel Kent
 - c. Parks – Roland Bardony
 - d. Pool Maintenance – Steve Muller
 - e. Pool Operations – Steve Stanovcak
 - f. Vice President – Christina Saenz
 - g. President – Paul McCann
5. New Business
 - a. 2025 Proposed Budget
 - b. Special Assessment
6. Old Business
 - a. Timing of both dues billing and late fee
 - b. Cabana update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed



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

Coldwell Banker International President's Circle



HAPPY HOLIDAYS!



As we wrap up the year, it's interesting to reflect on the median home and condo prices in San Mateo County since December 2019. While prices have generally risen, there have been some notable dips. With interest rates expected to drop in early 2025, we anticipate an active buyer market in the first half of the year—barring major economic disruptions.

Real estate decisions are personal, and the right time to buy or sell depends on your unique situation. San Mateo County's market tends to be more stable due to limited space for new construction, and it often weathers economic changes better than most areas of the country.

If you're ready to achieve your real estate goals by capitalizing on my experience, market knowledge and industry reputation, let's connect. Happy Holidays!

MEDIAN SALES PRICE TREND FOR SAN MATEO (COUNTY)



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

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FIESTA GARDENS HOMES
PO BOX 5288
SAN MATEO CA 94402-0288

MONTHLY CALENDAR

FIESTA GARDENS

December 4
FGHA Board Meeting
7 p.m., at the Cabana

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

December 21
Holiday Party
Details page 9 flyer

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>

December 9
City Council Meeting
Where: Please see [Public Meeting Portal](#) for details.
When: 7:00 PM - 9:00 PM (regular Meeting)

December 10, 24
Planning Commission Meeting
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 7:00 p.m. - 9:00 p.m.

December 7
Winter Wonderland
Enjoy this indoor winter-themed event for the whole family! Winter Wonderland features holiday music, crafts, photo opportunities, cookie decorating and hot chocolate!

Where: Central Park & Recreation Center
50 E. 5th Ave., San Mateo
When: 4:00 PM - 6:00 PM
Cost: FREE
<https://www.cityofsanmateo.org/1663/Special-Events>

November 15 - January 12, 2025
San Mateo on Ice - Central Park
Experience the Wonder of Ice Skating in San Mateo! San Mateo on Ice offers daily recreational ice skating, parties, private ice time and special event bookings.

Located in Central Park, San Mateo, our outdoor ice rink features 11,000 square feet of REAL ice. Skaters will be able to skate in the sunshine during the day or under the stars at night.

Where: Central Park, 50 E. 5th Ave., San Mateo
See [ON ICE RINKS](#) for more information on times and pricing.
<https://onicerinks.com/>