



The Fiesta Bee

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

www.FiestaGardensHoa.com
editor@fiestagardenshoa.com

President's Message

By Steve Strauss

Teamwork. You hear about it all the time. Sports, business, kids, etc.

And it's true. It usually takes a group of people working together to make things happen.

We see it now with the Warriors. We saw it three times in five years with the Giants. And it's been a while, but some of us remember when we saw it every year with the 49ers.

It takes teamwork to make Fiesta Gardens happen.

A team to run the Association (the Board - and by the way you are all awesome). A team to operate the pool. A team to throw our annual events (Pool Celebration coming soon). A team to help us get a new cabana (another awesome group). A team to stuff envelopes. A team to knock on doors to collect ballots. A team to handle the business (Thanks, Steve and Pam). A team of lifeguards to keep our pool safe.

We are all a part of the Fiesta Gardens team. We need everyone giving 100% to help make and keep Fiesta Gardens a beautiful, safe, and enjoyable neighborhood in which people and families want to call home. We need to work as a team to keep the neighborhood clean and looking nice. We need to work as a team to make the new cabana a reality. As a team, we can make great things happen.

See you at the next meeting, June 5th, when we will have discussion on the new cabana finance plan before we vote again. Be a part of something amazing.

Go Team!

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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, June 5
7PM in the cabana.

FGHA Board of Directors

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

FGHA Staff

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

Civic Report

By Richard Neve

!IMPORTANT! Sewage Tank (Underground Flow Equalization System, UFES)

Representatives from Bay Meadows, Fiesta Gardens and SMUHA met with the Public Works Department last week to discuss our residents' concerns over the draft EIR and in particular the following issues:

1. Methods selected to drive piles and shorings that will create excessive noise and vibration.
2. Techniques selected for dewatering that could damage nearby homes (as seen with the Hines building project and Rite Aid at Concur)
3. Trenching along Saratoga to install new pipes to connect the UFES to the existing sewage infrastructure.

4. The fact the EIR requests a 6-month waiver on noise ordinances to accommodate the construction techniques that will exceed San Mateo ordinance limits.

We received assurance that our concerns are being considered but it is important that all of us get engaged in this process to convince them to adopt construction techniques to reduce noise levels and structural damage to our homes. Houses within 1000ft (about a third of Fiesta Gardens) WILL be affected.

Next Steps:

Public meeting May 21st 7pm at the San Mateo Event center (in the Event Pavilion). Enter at 1346 Saratoga Drive. Park near gate 8.

The public has until May 31st to send in comments on the draft EIR (this was extended after feedback from the public). These can be sent to info@cleanwaterprogramsanmateo.org or City of San Mateo Public Works Engineering 330 W. 20th Avenue, San Mateo, CA 94403, Attention: Clean Water Program.

The Board will be drafting a letter voicing our residents concerns, but the more that write, the louder the voice.

Pool Operations

By Steve Stanovcak

The pool will be opening Saturday, May 25th. It will be open weekends only until Monday, June 10th. At that time, the pool will be open 7 days a week. Pool hours are 12:00 noon until 8:00 P.M.



Please remember to to wear your 2019 FGHA pool wristband when coming down to the pool. Wristbands are being delivered to your doorstep as dues are being paid. Don't wait, pay your assessment so we can get your wristbands to you. Wristbands are for residents only. You can bring up to 5 guests per residence and pay the \$2.00 per guest fee.

Swim lessons slots are still available. You can go to our [website](http://www.fiestagardenshoa.com) to get a swim lesson form or pick one up in front of the pool entrance. Looking for a place to host a party? The pool and cabana are always a great place. If you have a date in mind send me an email and I will let you know if the date is available. You can find more information on our website <http://www.fiestagardenshoa.com>.

See you all at the pool!

MONTHLY CALENDAR

FIESTA GARDENS

June 5
FGHA Board Meeting
7 p.m., Pool Cabana

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

SAN MATEO

June 3, 17
City Council meeting
Where: City Hall, Council Chambers
When: 7:00 PM

June 8 - 16
San Mateo County Fair
San Mateo County Event Center is excited to bring you the 85th Annual County Fair.
Where: San Mateo Event Center
When: June 8, 9, 15, 16 -- 11:00 AM - 10:00 PM
June 10, 11, 12, 13, 14 -- 12:00 PM - 10:00 PM
Cost: [PRICING INFO](#)
Admission: Adults: \$10 - \$45
Junior (6-12): \$8 - \$30

June 11, 25
Planning Commission Meeting
Where: San Mateo City Hall, 330 West 20th Avenue
When: 7:00 PM - 10:30 PM

June 12
Sustainability & Infrastructure Commission Meeting
Where: City Hall, Council Chambers
When: 7:00 PM

June 15
San Mateo County 7th Annual Pride Celebration – Rooted in Resilience
San Mateo County's 7th Annual Pride Celebration is an opportunity to champion inclusion and wellness for LGBTQ+ folks and allies in SMC. This fun day in the park has music, live entertainment, crafts, children's activities, a teen space, food trucks, and more! MC Jesus U BettaWork and DJ Lady Char will provide all-day entertainment. Resource tables will provide tools and information for staying well. Come celebrate our community's effort to build a connected, supportive, and well SMC for all!
Where: San Mateo Central Park
When: 11:00 AM - 5:00 PM
Cost: FREE

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FGHA BOARD MEETING – April 10, 2019

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:05PM. Board Members in attendance were: Steve Strauss - President, Mike Russell - Vice President, Roland Bardony – Parks Director, Steve Muller – Pool Maintenance, Rich Neve – Civics, Christina Saenz - Social Director, and Steve Stanovcak – Pool Operations.

March 6th Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the March 6th meeting were approved.

Financial /Steve Gross

- Annual dues will be going out the week of April 14th.
- We are financially sound.

BOARD REPORTS

Civic/Rich Neve

- The Planning Commission meeting on April 9th was about the sewage tank overflow system. Engineers gave a brief overview on how construction of the tank will happen. There are many concerns and Rich and the Board will be writing a letter outlining our concerns and what we would like to see happen.
- If you would like to write a letter to the city voicing your concerns on this project, you have till May 7th which is the last day for comments.
- You can watch the sewage tank meeting on line under Planning Commission.

Social Director /Christina Saenz

- Easter Egg Hunt is Saturday April 20th at 3:30 at the park.
- We need volunteers, you can contact Christina at social@fiestagardenshoa.com
- Some residents would like to see some fun things planned for adults. If you have ideas, please contact Christina.

Parks/Roland Bardony

- Construction should start on the asphalt at the track in the next 2-3 months.

Pool Maintenance/Steve Muller

- Maintenance of the pool is going fine.

Pool Operations/Steve Stanovcak

- May 18th the pool will be open on weekends only.
- June 3rd or the 10th the pool will be open full time.
- Ashlen will return as our head lifeguard.

Vice President/Mike Russell

- Nothing to report.

President/Steve Strauss

- Mariano Saenz has volunteered to update our website.

OLD BUSINESS

- 2019 Budget was reviewed and a motion was made by Steve Muller and seconded by Mike Russell to approve the 2019 Budget.
- You can see the 2019 budget in The Bee and on our website.
- So far 286 residents have turned their ballots in regarding the one-time assessment. Some ballots had no signature. Members of the Board will go to the residents with no signature and have them sign.

NEW BUSINESS

- Mike Russell recognized Valerie's birthday.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, May 1st, 2019 at 7pm in the pool cabana. Meeting was adjourned at 7:44pm.

FGHA BOARD MEETING – May 8, 2019

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:12PM. Board Members in attendance were: Steve Strauss - President, Roland Bardony – Parks Director, Rich Neve – Civics, Christina Saenz - Social Director, and Steve Stanovcak – Pool Operations.

April 10th Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the April 10th meeting were approved.

Financial /Steve Gross

- Annual dues are out and due May 15th.
- So far collected dues from 244 residents.

BOARD REPORTS

Civic/Rich Neve

- Many people attending the Planning Commission meeting on April 9th regarding the sewage tank over flow system felt it was a poorly run meeting and there were many complaints. Due to complaints they will have another meeting in the near future.
- Homes in a certain radius of the construction will have home inspections.
- Bay Area Water Supply offers rebates on rain barrels and classes for dry landscaping.

Social Director /Christina Saenz

- Easter Egg Hunt was a huge success, over 100 people participated.
- June 22nd is pool opening party.
- Contact Christina if you would like to volunteer to help with the opening.

Parks/Roland Bardony

- Grass was yellowing in park so Scapes adjusted and fixed sprinklers.
- The new net and tarp will be put up at the tennis courts.

Pool Maintenance/ Steve Muller - Not in attendance

Pool Operations/Steve Stanovcak

- May 25th the pool will be open on weekends only. June 10th the pool will be open daily.
- Swim lesson forms are out.
- Wrist bands will be handed out once you pay your dues.

Vice President/Mike Russell – Not in attendance

President/Steve Strauss

- Apologized for mistakenly putting the wrong assessment results table in the last Bee.

NEW BUSINESS

- Steve Gross thanked all the people who helped out with stuffing the envelopes for the Cabana Assessment Ballots. Helen Bertron, Mike Russell, and Pam Miller. The Block Captains were thanked for their part in helping to get the votes turned in. He also thanked Roland, Richard, Mike, Helen, Pam, and Denise for getting the signatures on the ballots that were not signed. Thanks to Tom who helped oversee the process on the day of the count. Lastly, thanks to everyone who voted.

OLD BUSINESS

- There was a lively discussion about going forward with the cabana renovation. Some homeowners questioned if residents even want to still have a cabana. Many also spoke up in favor of the cabana. It was again explained that the cabana in its current condition is not viable for much longer. The new cabana is considered a commercial building and therefore requires a certain number of showers and needs to be ADA compliant, fire sprinklers are a necessity and many other items that are required by the city.
- A motion was made by Rich Neve and seconded by Christina Saenz and approved by all Board Members to send out a new Cabana assessment. Details of the new cabana assessment will be sent out to the members in the near future.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, June 5th 2019 at 7pm in the pool cabana. Meeting was adjourned at 8:29pm.



Summer

POOL PARTY

JUNE
22

12:00 PM
Fiesta Gardens Pool

Enjoy The Sunshine

If At First You Don't Succeed.....

Last month, the Association members did not pass the proposed one-time Special Assessment of \$2,400.00. This past week at the monthly meeting, residents expressed their desire for a new Cabana, but to pay for it with a smaller cash outlay. Hearing this sentiment, **the Board has decided to try again** with a proposal to obtain a Mortgage for 80% of the projected cost of the project. This would require a **one-time Special Assessment per household of only \$475** to pay the 20% down payment and **an ongoing annual payment of \$195.00 per household** to make the monthly mortgage payments until the mortgage is paid off. The annual Dues of \$360.00 would remain unchanged.

The projected cost of the Cabana remains unchanged; details of the project and costs are below.

The next step is to hold a meeting of Homeowners to discuss the Special Assessment and answer any questions about the Cabana Remodel and options for homeowners to pay the Special Assessment, Annual Dues and Mortgage Assessment in installments. This discussion will be part of the regularly scheduled Board of Directors meeting on **Wednesday June 5, 2019**. The Board intends to send a ballot within a few days after the meeting for you to vote yes or no on the Special Assessment of \$475 and Mortgage Assessment of \$195.

We look forward to seeing you at the Cabana on **June 5**.

The Board of Directors
Fiesta Gardens Homes Association

Project Summary:

The plans to remodel the Cabana have been approved by the City. Additionally, the Cabana Committee has accepted, and the Board has approved, a Contractor for the project.

The project includes tearing down the existing building and replacing it with a new, larger Recreation Room with heating and air conditioning as well as new bathrooms and kitchen. The Rec Room will be available all year long to Association Members for party rental and meetings. The pool will remain unchanged. You can see renderings of the project at our website www.fiestagardenshoa.com.

Cabana Remodel Costs	
Building Contractor	950,000
Construction Reserve	200,000
Consulting	50,000
Building Costs	\$ 1,200,000
Permits and Fees	40,000
Financing Costs	60,000
Total Project Costs	\$ 1,300,000

**Fiesta Gardens Homes Association
Annual Board Meeting Agenda
Wednesday, June 5, 2019
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Steve Gross
4. Board Reports:
 - i. Civic – Rich Neve
 - ii. Social – Christina Saenz
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Mike Russell
 - vii. President – Steve Strauss
5. New Business
 - i.
6. Old Business
 - ii. Cabana Renovation Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
April 2019

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
206,640.00		206,640.00	Regular Assessments	206,640.00	206,640.00	0.00	206,640.00
0.62	6.25	(5.63)	Interest Inc - Operating Fund	3.54	25.00	(21.46)	75.00
63.09	75.00	(11.91)	Interest Inc - Rptl. Res. Fund	252.28	300.00	(47.72)	900.00
		0.00	Swim School			0.00	11,000.00
		0.00	Clubhouse Rental Inc			0.00	
		0.00	Late Charges			0.00	2,500.00
		0.00	Guest Passes			0.00	1,200.00
150.00	100.00	50.00	Bee Ads	570.00	400.00	170.00	1,200.00
\$ 206,853.71	\$ 181.25	\$ 206,672.46	Total Income	\$ 207,465.82	\$ 207,365.00	\$ 100.82	\$ 223,515.00
\$ 206,853.71	\$ 181.25	\$ 206,672.46	Gross Profit	\$ 207,465.82	\$ 207,365.00	\$ 100.82	\$ 223,515.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	2,160.00	2,160.00	0.00	6,480.00
		0.00	Lifeguards			0.00	44,500.00
425.00	425.00	0.00	Newsletter Editor	1,700.00	1,700.00	0.00	5,100.00
		0.00	Payroll Taxes			0.00	4,350.00
300.00	300.00	0.00	Secretary	1,200.00	1,200.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	4,000.00	4,000.00	0.00	12,000.00
426.35		(426.35)	Payment Processing Fees	426.35	0.00	(426.35)	0.00
		0.00	Payroll Service	220.75	1,000.00	779.25	3,000.00
		0.00	Pest Control		166.67	166.67	500.00
1,643.49	1,408.33	(235.16)	Pool & Spa	4,221.09	5,633.33	1,412.24	16,900.00
			Park Maintenance	500.10	1,233.33	733.23	3,700.00
281.48		(281.48)	Wristbands	281.48	166.67	(114.79)	500.00
	83.33	83.33	Tennis Court- Service & Repair		333.33	333.33	1,000.00
27.69	300.00	272.31	Gas	115.51	1,200.00	1,084.49	3,600.00
866.38	1,166.67	297.29	Electricity	3,343.10	4,666.67	1,323.57	14,000.00
	100.00	100.00	Refuse	195.11	400.00	204.89	1,200.00
	166.67	166.67	Telephone & Pager		666.67	666.67	2,000.00
149.99	1,000.00	850.01	Water	457.44	4,000.00	3,542.56	12,000.00
	83.33	83.33	Pools, Spas, & Lake Facilities		333.33	333.33	1,000.00
	416.67	416.67	Clubhouse Facilities	96.78	1,666.67	1,569.89	5,000.00
	100.00	100.00	Audit & Tax Preparation		400.00	400.00	1,200.00
442.48	208.33	(234.15)	Mailings, Postage & Copies	1,961.78	833.33	(1,128.45)	2,500.00
350.00	375.00	25.00	Newsletter Postage/ Printing	1,007.10	1,500.00	(507.15)	4,300.00
	41.67	41.67	Meeting Expenses/Social Functi		166.67	166.67	500.00
	416.67	416.67	Collection Expenses	-1,128.00	1,666.67	2,794.67	5,000.00
1,110.50	1,125.00	14.50	Insurance Expenses	4,442.00	4,500.00	58.00	13,500.00
229.67	291.67	62.00	D & O Ins. Expenses	918.68	1,166.67	247.99	3,500.00
	250.00	250.00	Insurance Exp - WIC		1,000.00	1,000.00	3,000.00
127.00	126.67	(0.33)	Office Supplies	526.95	506.67	(22.28)	1,520.00
	12.50	12.50	Postage		50.00	50.00	150.00
	8.33	8.33	Civic Expenses	100.00	33.33	(66.67)	100.00
	208.33	208.33	Web Site		833.33	833.33	2,500.00
85.00	416.67	331.67	Professional Services	2,082.50	1,666.67	(415.83)	5,000.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
April 2019

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
		0.00	Permits & License		333.33	333.33	1,000.00
3,648.48	3,750.00	100.52	Taxes - Property	3,648.48	2,600.00	(1,148.48)	7,500.00
		0.00	Inc Taxes- Operating Fund		83.33	83.33	250.00
<u>\$ 11,867.49</u>	<u>\$ 14,320.83</u>	<u>\$ 2,663.34</u>	Total Expenses	<u>\$ 33,340.21</u>	<u>\$ 47,766.67</u>	<u>\$ 14,426.46</u>	<u>\$ 182,160.00</u>
<u>\$ 195,196.22</u>	<u>-\$ 14,139.58</u>	<u>\$ 209,335.80</u>	Net Income	<u>\$ 174,125.61</u>	<u>\$ 159,598.33</u>	<u>\$ 14,527.28</u>	<u>\$ 31,366.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of April 30, 2019

	Total
ASSETS	
Cash & Equivalents	\$ 307,329.63
Accounts Receivable	\$ 271,732.00
Other Current Assets	\$ 4,890.33
Cabana Rodel	\$ 37,000.00
TOTAL ASSETS	<u>\$ 620,951.96</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	2,327.92
Accrued Expenses	2,950.00
Prepaid Assessments	603.10
Total Liabilities	<u>\$ 5,881.02</u>
Fund Balance	440,945.33
Current Year Net Income/Loss	174,125.61
Total Fund Balance	<u>\$ 615,070.94</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 620,951.96</u>



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June...Already???



I feel like I was just writing about the New Year. Yet, here I sit writing my article for June and the half-way point of 2019.

The real estate market has tempered a little as inventory has increased in many cities. Prices in some neighborhoods have increased or stayed the same, while some, like our neighborhood, have decreased a little. Having said that, it is important to put that into context. Our houses are selling at approximately \$1,050 a sq. ft. Almost anywhere else in the country, this would buy a very large home on a nice sized lot. The good news is there is still demand for our neighborhood. I have an off-market listing that just went pending. Through my personal network of top agents, I'm able to market a property without the seller doing some of the prep work like painting, staging, or posting for sale signs and having open houses, yet still receive significant exposure. While I'm not typically a proponent of off-market sales, certain situations can provide a win/win for the buyers and sellers. If that sounds like something that might work for you, please give me a call and we can discuss your needs in more detail.

Fiesta Gardens Year-To-Date Real Estate Activity

CONTINGENT

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
2032 Texas Way	San Mateo	3	2 0	6	1,240	\$1,036.29	5,000 (sf)	\$1,285,000	65

CONTINGENT

# Listings:	1	AVG VALUES:	6	1,240	\$1,036.29	5,000 (sf)	\$1,285,000	65
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PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age
2236 Southampton Way	San Mateo	4	2 0	14	1,530	\$1,037.91	5,000 (sf)	\$1,588,000	63

PENDING

# Listings:	1	AVG VALUES:	14	1,530	\$1,037.91	5,000 (sf)	\$1,588,000	63
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SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
2226 Bermuda Drive	San Mateo	3	2 0	5	1,530	\$1,033.48	5,050 (sf)	\$1,398,000	63	\$1,581,219	04/25/19
2232 Portsmouth Way	San Mateo	4	2 0	79	1,530	\$1,013.07	5,000 (sf)	\$1,450,000	62	\$1,550,000	03/11/19
2205 Portsmouth Way	San Mateo	3	2 0	63	1,540	\$957.79	5,280 (sf)	\$1,399,000	62	\$1,475,000	04/26/19
1141 Annapolis Drive	San Mateo	4	3 0	66	1,820	\$741.76	5,200 (sf)	\$1,399,950	62	\$1,350,000	01/16/19
2018 Dublin Way	San Mateo	3	1 0	7	1,030	\$1,165.05	5,000 (sf)	\$1,199,000	66	\$1,200,000	05/03/19
790 Fiesta Drive	San Mateo	3	2 0	82	1,300	\$871.15	5,000 (sf)	\$1,199,000	64	\$1,132,500	02/18/19

SOLD

# Listings:	6	AVG VALUES:	50	1,458	\$963.72	5,088 (sf)	\$1,340,825	63	\$1,381,453
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