



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

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

## President's Message

By Paul McCann

Dear Fiesta Gardens,

I want to take a moment to thank the community for making our neighborhood a wonderful place to raise a family. I am honored to serve on the Home Owners Association Board for a time. Fiesta Gardens has amazing residents with a rich history. My family moved into the house next to Ernie and Lucy Rodier in 2009. I valued the stories and back grounds of our elder neighbors. I remarked to my wife, Sommer, and three children that we had POW's from WWII living behind our house and next to our house. Our neighbor, Lucy, grew up in Shanghai and in WWII was caught attempting to flee to Australia and spent the war as a POW held by the Japanese in Manila, Philippines. Behind our house, the Kaz family was uprooted from Sacramento and sent to Jerome, Arkansas to a Japanese interment camp by the US government for the duration of WWII.

Both humble neighbors with an amazing history right here in little Fiesta Gardens. I encourage everyone to get to know their neighbors and amazing stories.

Have a wonderful month and look forward to seeing you around the neighborhood.

---

## Cabana Update!

By Steve Stanovcak

The punch list is getting smaller though there is still work to be done. Many of the required inspections are being completed and more are scheduled. Some of these inspections are scheduled already and some are pending the availability of the City inspectors. We hope that when inspections are being done everything passes and we can continue to move forward with the project. I know once everything is completed we will all be happy with what we will have for many years to enjoy. I know we all have waited long enough.

### Inside This Issue

President's Message	1
Cabana Update	2
Board Meeting Minutes	3-5
Calendar of Events	5
Easter Egg Hunt Flyer	6
Financial Reports	7-9
Board Meeting Agenda	11

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, March 6**  
7PM via Zoom call.

## 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 Steve Gross	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 to, FGHA Mailing Address: 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](mailto:vp@fiestagardenshoa.com) if you are having issues with ManageCasa or your annual dues.

## Civic Report

*By Richard Neve*

### UFES Nearing Completion

The Underground Flow Equalization System (UFES) Project is moving steadily towards an early 2024 completion. The excavation at the San Mateo County Event Center Site has been backfilled and graded. The City's contractor is beginning to demobilize from the site beginning with anticipated removal of the construction trailers in early February. Major traffic impacts related to the UFES project are nearing completion. Minor occasional traffic inconveniences will continue, as the street portion of the project makes significant progress towards completion.

### What's up with Planning in San Mateo?

I found it interesting that there were two articles in the Daily Journal recently, one read: "Office vacancies grow in San Mateo County, VC funding drops" and the other read "Longtime vacant lot in San Mateo may become office space".

There is huge pressure to increase the number of housing units in San Mateo and across the Peninsula, and yet local planning commissioners are choosing to commit huge parcels of prime real estate to more offices- does this make sense? In the meantime, Sacramento is putting pressure on cities to increase housing- which comes in the form of rezoning old neighborhoods like ours to start building duplexes or more- increasing density, straining our infrastructure and worsening traffic. Hold your commissioners to account!

### Planning commissioners:

- o John Ebnetter, Chair
- o Seema Patel, Vice Chair
- o Adam Nugent
- o Martin Wiggins
- o Margaret Williams

<https://www.cityofsanmateo.org/100/Planning-Commission>

[PlanningCommission@cityofsanmateo.org](mailto:PlanningCommission@cityofsanmateo.org)

[https://www.smdailyjournal.com/news/local/office-vacancies-grow-in-san-mateo-county-vc-funding-drops/article\\_61ece560-be94-11ee-8f99-6f633e2135a3.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://www.smdailyjournal.com/news/local/office-vacancies-grow-in-san-mateo-county-vc-funding-drops/article_61ece560-be94-11ee-8f99-6f633e2135a3.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

[https://www.smdailyjournal.com/news/local/longtime-vacant-lot-in-san-mateo-may-become-office-space/article\\_c0f86ad2-be91-11ee-9efc-7307bb8c0688.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://www.smdailyjournal.com/news/local/longtime-vacant-lot-in-san-mateo-may-become-office-space/article_c0f86ad2-be91-11ee-9efc-7307bb8c0688.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

# FGHA BOARD MEETING – January 3, 2024

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

The FGHA Board Meeting was called to order at 7:04PM. Board Members in attendance were Christina Saenz – Vice President, Roland Bardony - Parks Director, Steve Muller -- Pool Maintenance, and Steve Stanovcak – Pool Operations.

December 6<sup>th</sup> Minutes –On a motion duly made and seconded and approved by all Board Members, the December 6<sup>th</sup> minutes were approved.

## Financial /Steve Gross

- December operating expenses \$15,200.00. This includes \$4,200 for legal fees.
- Cash in operating account is \$1,000.
- Cash in reserve and cabana fund account is \$125,000.
- No dues were collected in December. So far 472/489 property owners have paid their dues including all the apartment buildings.
- Special assessments collected in December were \$785.00. 3 Members are making monthly payments and 3 are in collections. So far \$1,367,719.00 has been collected for the special assessment as of December 31<sup>st</sup>.

## BOARD REPORTS

Pool Operations/Steve Stanovcak - Nothing to Report

Civic/Rich Neve - Not in attendance. (Christina Saenz read Rich's report).

- There have been many cell phone tower permit requests in our city. A local group is making a concerted effort to have a better protective ordinance with the goal of keeping these hazardous towers at least 1500 feet from residence and schools. Many other cities are doing this as well. If you are interested in more information, go to [NoCellOuts@gmail.com](mailto:NoCellOuts@gmail.com)
- Prop 19 was passed in 2020. This law was passed with a very narrow margin of 51% yes vote. The State rolled back certain transfer tax protections. As a result, any child who inherits their parents' property is subject to a higher property tax bill since the home would be reassessed at market value at the time of transfer. The Howard Jarvis Taxpayers Assoc. has filed an initiative to repeal Prop 19's "Death Tax". It would help lower taxes, save generational properties, and give grieving families more peace of mind. If you would like to sign the petition visit their website, <https://reformcalifornia.org/news/reform-ca-backs-signature-drive-to-repeal-prop-19-tax>.

Social Director - We need a Social Director

Parks Director/Roland Bardony

- In the process of connecting the new landscape with the existing landscape. If Scapes takes on the maintenance of the new area it will only be \$50 to \$100 more a month. Roland will have Scapes start taking care of the parks and cabana area tomorrow.
- Steve Stanovcak and Roland will meet with Scapes to discuss watering with our new system. Right now, there are two separate systems. They will connect and become one.

Pool Maintenance/Steve Muller – Nothing to report

Christina Saenz/Vice President

- Manage Casa is going well. The majority of homeowners are using the app. We did have one glitch; the annual dues payment was not supposed to be sent out yet.

President – We need a President

## NEW BUSINESS

### 2024 Dues

Steve Gross gave an update on our dues for 2024. Because of various things the Board has been dealing with for the last few months, cabana issues, a recall, our President stepping down as well as our Social Director and Treasurer, we have missed the 30-day deadline to raise our dues for 2024 and would need to take the vote to the membership. This means ballots and an election and could be up to 2 months before it would be done. Now that we have actual end of the year numbers there may be a better way to take care of our finances in 2024. After reviewing the final numbers, we will need to add \$10,000 to furnish the cabana, we will also be receiving a recycling deposit back of \$10,000. We have a surplus capital of \$64,107.84. We discussed the legal fees in depth at the last special meeting, so we won't go into that here. If for some reason we are falling short during the year the Board could vote on a special assessment that would be 5% of the budget, which would equal \$24.50 per property. Steve Gross' recommendation is to get a full board and a new treasurer and reevaluate at the end of the year as far as raising the dues. He also acknowledged that the Board and staff do not get enough credit for the excellent financial management they have done. We got through the pandemic with huge price increases with only one dues increase. In the end we should be good for this year. It was also pointed out by a member that if mediation does not work and we do need to go to trial and need money the board can be granted an emergency increase under emergency circumstances and the law would back the board.

***MINUTES from page 3***

A motion was made and seconded and approved by all Board Members in attendance that after consideration we do not need to increase the dues in 2024 and will reevaluate before December 1<sup>st</sup>, 2024.

Dues will be sent out asap and there will be 30 days from that time to pay.

**New Board Member**

Paul McCann has volunteered to be on the board. Paul has lived across the street from the pool for 15 years. He works in commercial real-estate and has a law degree and 3 children.

On a motion duly made and seconded and approved by all Board Members in attendance it was decided that Paul McCann be voted on to the 2024 Board of Directors.

We also have a couple of people interested in the Social Director position. Christina and Megan will be meeting with them soon. Lastly, we are still in need of a treasurer. Steve Gross is helping us out and we greatly appreciate it. If you know of someone that would like to have the job, have them contact a board member.

**OLD BUSINESS****Cabana Renovation Update**

The walk through with Pro Modeling has been completed. When looking at the exterior it looks done. However, the inside is not. There were 123 items on the list. Some are very minor and may only require 5 minutes to fix, some will not affect inspection some do. There are some painting issues as well as our furnace not turning on. We want items done correctly. Inspectors will let us know when all is done.

**Questions and Comments**

The next Meeting will be held on Zoom, Wednesday, February 7<sup>th</sup>, at 7pm. The meeting was adjourned at 7:39pm.

---

## FGHA BOARD MEETING – February 6, 2024

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

The FGHA Board Meeting was called to order at 7:07PM. Board Members in attendance were Paul McCann – President, Roland Bardony -- Parks Director, Steve Muller -- Pool Maintenance, Rich Neve – Civics Director, Laurel Kent – Social Director Elect.

January 3<sup>rd</sup> Minutes –On a motion duly made and seconded and approved by all Board Members, the January 3<sup>rd</sup> minutes were approved.

**Financial /Steve Gross**

- January operating expenses \$13,900.
- Cash in operating account is \$46,700.
- Cash in reserve and cabana fund account is \$125,000.
- As of the end of January, \$92,400 was collected in dues. A little bumpy start using the new system, but it will be worth it.
- Special assessments collected in January were \$1,031.00. 2 Members paid in full. 2 are making monthly payments and 2 are in collections. Since we started collecting the special assessment in August of 2019 485/489 Members have paid in full.

**BOARD REPORTS**

**Pool Operations/Steve Stanovcak – Not in attendance, Steve Gross read his report.**

- We are meeting with Pro Modeling this weekend to go over the progress that is being made.
- The public works inspection looked good.
- There was a rough fire alarm inspection.
- City inspections are coming up.

**Civic/Rich Neve**

- UFES project is close to completion. It's actually finishing a bit ahead of time.

**Social Director/Laurel Kent**

- We are getting things organized for Easter and will have more of an update next month.

**Parks Director/Roland Bardony**

- Scapes is now doing maintenance inside and outside the cabana areas. The cost will be going up.
- Progress is being made.

**Pool Maintenance/Steve Muller – Nothing to report.**

Christina Saenz/Vice President - Not in Attendance

Paul McCann - President

- Thanks for being so generous to me on my first day.

Steve Gross asked the Board what they would prefer regarding an audit of our books or a review. After a brief discussion it was decided it would be a good idea to have an audit since we will have a new treasurer. Steve will look into costs and get back to board members next month.

#### NEW BUSINESS

##### 2024 Dues

There were a few hiccups getting the dues billing out. There will be no late charge until 30 days after the receipt of your bill.

##### New Board Member

Laurel Kent

On a motion duly made and seconded and approved by all board members in attendance, Laurel Kent was voted in as our new Social Director.

#### OLD BUSINESS

##### Cabana Renovation Update

###### Questions and Comments

- A question was asked about the cost of having Scapes do the inside of the cabana grass area. It was clarified that we were paying Scapes less money while construction was going on. Now that they are taking care of it again, the cost will basically go back up to what we were paying before.
- Regarding the lawsuit mentioned in the last Bee it was asked to clarify what this is about. Steve Gross explained that we have a resident who claims that they are not part of the association and therefore does not need to pay their dues. This issue has been going on for a long time. There will be mediation in March and if that doesn't work, we will need to go to trial which is why we have the trial cost in our budget.

Break into Executive Session Board Members were asked to please stay on the zoom call.

The next Meeting will be held on Zoom, Wednesday, March 6th, at 7pm. The meeting was adjourned at 7:37pm.

## MONTHLY CALENDAR

### FIESTA GARDENS

March 6

FGHA Board Meeting

7 p.m., Zoom call

March 15

Deadline to get articles and ads to Bee Editor.

March 23

Easter Egg Hunt

*See flyer on PAGE 6 for details*

### 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>

March 4, 18

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)

March 12, 26

Planning Commission Meeting

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

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

March 30

Eggstravaganza

The 47th Eggstravaganza will be held in Central Park.

Join us for:

- egg hunts
- photo opportunities
- live entertainment
- food trucks
- community parade and more!

Where: San Mateo Central Park

When: 9:00 a.m. - 1:00 p.m.

# FIESTA GARDENS EASTER EGG HUNT



Saturday March 23rd

Kids 3 and under: 10:00 - 10:30 inside the FG park

Older kids: 10:30-11:00 on the Fiesta Meadows Field.

They will be released by age.

After the hunts there will be an egg race for all ages!

Don't forget your baskets!

Light refreshments provided

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
January 31, 2024**

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
<u>Operating Revenue</u>							
92,448.00	80,784.00	11,664.00	Regular Assessments	92,448.00	80,784.00	11,664.00	242,352.00
60.00	60.00	0.00	Bee Ads	60.00	60.00	0.00	720.00
		0.00	Swim School			0.00	17,000.00
		0.00	Guest Passes			0.00	900.00
		0.00	Pool Party			0.00	12,500.00
<u>92,508.00</u>	<u>80,844.00</u>	<u>11,664.00</u>	<b>Subtotal</b>	<u>92,508.00</u>	<u>80,844.00</u>	<u>11,664.00</u>	<u>273,472.00</u>
<u>Interest, Late Charges, Collection Fees</u>							
2.87	8.33	(5.46)	Interest Inc - Operating Fund	2.87	8.33	(5.46)	100.00
197.31	83.33	113.98	Interest Inc - Repl. Res. Fund	197.31	83.33	113.98	1,000.00
	83.33	(83.33)	Late Charges		83.33	(83.33)	1,000.00
210.80		210.80	Collection Charges	210.80		210.80	
<u>410.98</u>	<u>175.00</u>	<u>235.98</u>	<b>Subtotal</b>	<u>410.98</u>	<u>175.00</u>	<u>235.98</u>	<u>2,100.00</u>
<b>\$ 92,918.98</b>	<b>\$ 81,019.00</b>	<b>\$ 11,899.98</b>	<b>Total Income</b>	<b>\$ 92,918.98</b>	<b>\$ 81,019.00</b>	<b>\$ 11,899.98</b>	<b>\$ 275,572.00</b>
<b>EXPENSES</b>							
<u>Lifeguard Expense</u>							
	0.00	0.00	Lifeguards		0.00	0.00	55,000.00
276.71	441.67	164.96	Insurance Exp - W/C	276.71	441.67	164.96	5,300.00
313.54		(313.54)	Payroll Taxes	313.54		(313.54)	6,000.00
80.00	12.32	(67.68)	Payroll Service	80.00	12.32	(67.68)	1,750.00
<u>670.25</u>	<u>453.99</u>	<u>-216.26</u>	<b>Subtotal</b>	<u>670.25</u>	<u>453.99</u>	<u>-216.26</u>	<u>68,050.00</u>
<u>Pool Expense</u>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	750.00	1,100.00	350.00	13,200.00
156.70	416.67	259.97	Pool & Spa - Chemicals	156.70	416.67	259.97	5,000.00
	375.00	375.00	Pool & Spa - Repairs		375.00	375.00	4,500.00
	333.33	333.33	Pool & Spa - Supplies		333.33	333.33	4,000.00
	70.83	70.83	Wristbands		70.83	70.83	850.00
<u>906.70</u>	<u>2,295.83</u>	<u>1,389.13</u>	<b>Subtotal</b>	<u>906.70</u>	<u>2,295.83</u>	<u>1,389.13</u>	<u>27,550.00</u>
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	650.00	650.00	0.00	7,800.00
579.50	500.00	(79.50)	Common Area - Maintenance	579.50	500.00	(79.50)	6,000.00
167.99	55.00	(112.99)	Pest Control	167.99	55.00	(112.99)	660.00
805.28	833.33		Cabana Supplies and Equipment	805.28	833.33	28.05	10,000.00
	83.33	83.33	Tennis Court- Service & Repair		83.33	83.33	1,000.00
<u>2,202.77</u>	<u>2,121.67</u>	<u>-109.16</u>	<b>Subtotal</b>	<u>2,202.77</u>	<u>2,121.67</u>	<u>-81.10</u>	<u>25,460.00</u>
<u>Utilities</u>							
53.12	625.00	571.88	Gas	53.12	625.00	571.88	7,500.00
873.43	1,000.00	126.57	Electricity	873.43	1,000.00	126.57	12,000.00
192.93	208.33	15.40	Refuse	192.93	208.33	15.40	2,500.00
272.22	275.00	2.78	Telephone & Internet	272.22	275.00	2.78	3,300.00
<u>1,426.44</u>	<u>1,833.33</u>	<u>406.89</u>	<b>Water</b>	<u>443.24</u>	<u>1,833.33</u>	<u>1,390.09</u>	<u>22,000.00</u>
<u>2,818.14</u>	<u>3,941.67</u>	<u>1,123.53</u>	<b>Subtotal</b>	<u>1,834.94</u>	<u>3,941.67</u>	<u>2,106.73</u>	<u>47,300.00</u>

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
January 31, 2024**

Actual	Current Period		Description	Year To Date			2024 Budget
	Budget	Variance		Actual	Budget	Variance	
			<u>Administrative Expenses</u>				
	2,590.00	2,590.00	Audit & Tax Preparation		2,590.00	2,590.00	1,500.00
	16.67	16.67	Civic Expenses		16.67	16.67	200.00
	83.33	83.33	Collection Expenses		83.33	83.33	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	299.67	333.33	33.66	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	1,105.25	1,458.33	353.08	17,500.00
	41.67	41.67	Mailings, Postage & Copies		41.67	41.67	500.00
	416.67	416.67	Meeting Expenses/Social Functions		416.67	416.67	5,000.00
425.00	425.00	0.00	Newsletter Editor	425.00	425.00	0.00	5,100.00
39.73	25.00	(14.73)	Newsletter Postage/ Printing	39.73	25.00	(14.73)	300.00
415.85	208.33	(207.52)	Office Supplies	415.85	208.33	(207.52)	2,500.00
1,967.11	158.33	(1,808.78)	Payment Processing Fees	1,967.11	158.33	(1,808.78)	1,900.00
	83.33	83.33	Permits & License		83.33	83.33	1,000.00
1,771.50	2,500.00	728.50	Professional Services	1,771.50	2,500.00	728.50	30,000.00
	833.33	833.33	Reserve Study		833.33	833.33	10,000.00
300.00	300.00	0.00	Secretary	300.00	300.00	0.00	3,600.00
	125.00	125.00	Taxes - Income		125.00	125.00	1,500.00
	1,250.00	1,250.00	Taxes - Property		1,250.00	1,250.00	15,000.00
1,000.00	1,000.00	0.00	Treasurer	1,000.00	1,000.00	0.00	12,000.00
	25.00	25.00	Web Site		25.00	25.00	300.00
7,324.11	11,873.33	4,549.22	<b>Subtotal</b>	7,324.11	11,873.33	4,549.22	112,900.00
<b>\$ 13,921.97</b>	<b>\$ 20,686.49</b>	<b>\$ 6,736.47</b>	<b>Total Expenses</b>	<b>\$ 12,938.77</b>	<b>\$ 20,686.49</b>	<b>\$ 7,747.72</b>	<b>\$ 281,260.00</b>
<b>\$ 78,997.01</b>	<b>\$ 60,332.51</b>	<b>\$ 18,664.50</b>	<b>Net Income</b>	<b>\$ 79,980.21</b>	<b>\$ 60,332.51</b>	<b>\$ 19,647.70</b>	<b>-\$ 5,688.00</b>

**Income & Expense Statement  
Cabana Rebuild  
January 31, 2024**

Actual	Current Period		Description	Year To Date			Budget
	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
1,031.00		1,031.00	Special Assessments	1,368,750.00	1,300,000.00	68,750.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
<b>\$ 1,031.00</b>	<b>\$ 0.00</b>	<b>\$ 1,031.00</b>	<b>Total Income</b>	<b>\$ 1,395,925.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 95,925.00</b>	<b>\$ 1,300,000.00</b>
<b>\$ 1,031.00</b>	<b>\$ 0.00</b>	<b>\$ 1,031.00</b>	<b>Gross Profit</b>	<b>\$ 1,395,925.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 95,925.00</b>	<b>\$ 1,300,000.00</b>
<b>EXPENSES</b>							
		0.00	Cabana Rebuild - Contract	1,454,028.87	1,502,547.00	48,518.03	1,502,547.00
		0.00	Cabana Rebuild - Allowance Items	132,103.23	70,000.00	(62,103.23)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	127,394.77	60,250.00	(67,144.77)	60,250.00
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
		0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>Total Expenses</b>	<b>\$ 1,760,621.89</b>	<b>\$ 1,675,797.00</b>	<b>-\$ 84,824.89</b>	<b>\$ 1,675,797.00</b>
<b>\$ 1,031.00</b>	<b>\$ 0.00</b>	<b>\$ 1,031.00</b>	<b>Net Income</b>	<b>-\$ 364,696.89</b>	<b>-\$ 375,797.00</b>	<b>\$ 11,100.11</b>	<b>-\$ 375,797.00</b>



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

ASSETS	
<b>CURRENT ASSETS</b>	
Cash - Operating Fund	\$ 46,695.52
Cash - Reserve Fund	\$ 125,064.95
Accounts Receivable	\$ 8,619.80
Accounts In Collection	\$ 19,289.60
Due From ManageCasa	\$ 34,128.00
Construction Refundable Deposit	\$ 10,000.00
Due From Contractor	\$ 8,695.93
Other Current Assets	\$ 5,769.64
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 258,263.44</b>
 <b>FIXED ASSETS</b>	
New Cabana Costs to Date	\$ 1,743,565.04
HOA All in One Property Management System	\$ 5,525.00
<b>TOTAL FIXED ASSETS</b>	<b>\$ 1,749,090.04</b>
 <b>TOTAL ASSETS</b>	<b>\$ 2,007,353.48</b>
LIABILITIES AND FUND BALANCE	
<b>LIABILITIES</b>	
Accounts Payable	2,384.12
Accrued Expenses	
Construction Contract Retention Payable	28,673.47
<b>TOTAL LIABILITIES</b>	<b>\$ 31,057.59</b>
 <b>FUND BALANCE</b>	
	1,897,098.88
Current Year Net Income/Loss	79,197.01
<b>TOTAL FUND BALANCE</b>	<b>\$ 1,976,295.89</b>
 <b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,007,353.48</b>



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

Coldwell Banker International President's Circle



## SEIZING OPPORTUNITIES: NAVIGATING THE CURRENT REAL ESTATE LANDSCAPE



In the midst of February, the daily fluctuations in interest rates are commanding significant attention due to a variety of factors. With inflation slightly surpassing expectations, the possibility of a Federal Reserve interest rate cut within the first half of the year seems unlikely.

Notably, our neighborhood has witnessed only one listing this year, swiftly transitioning to pending status. The demand for homes within our price range remains high, underscoring the opportune moment for prospective sellers to evaluate their options and strategize how to maximize their property's potential in achieving their real estate

objectives.

For those contemplating a sale within the coming year, I encourage you to schedule a consultation to explore how we can capitalize on current market conditions to meet your goals effectively. It's remarkable how minor enhancements can yield significant results.

Similarly, for individuals in pursuit of a new home, meticulous planning is paramount in today's dynamic market environment. Opting for a haphazard approach, scouting properties without a concrete plan, can escalate complexities and stress, often impeding the path to homeownership.

Throughout my tenure in the real estate industry, I've prioritized fostering meaningful connections within our community. My approach is rooted in being a neighbor first and a realtor second, a philosophy that has earned the trust and admiration of countless neighbors. Renowned for my attention to detail, comprehensive knowledge, and unwavering professionalism, I strive to make the real estate experience not only successful but also enjoyable for those I serve.

If you or someone you know is considering a real estate transaction, whether buying or selling, please don't hesitate to reach out. I am here to provide guidance, support, and expertise every step of the way. Let's navigate the intricacies of the market together and turn your real estate aspirations into reality.

Sincerely,

*David Martin*

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

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #01908304 Agent CalRE #01408536



**Fiesta Gardens Homes Association**  
**Monthly Board Meeting Agenda**  
**Wednesday, March 6, 2023**  
**7:00 PM**

1. Call to Order
2. Guest Speaker: Danielle Cwirko-Godycki
3. Reading and Approval of Minutes
4. Financial Report – Steve Gross
5. 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
6. New Business
  - a. Electing new treasurer - board vote
  - b. Vote to hire Accountant for Audit of 2023 Financial Statements
7. Old Business
  - a. Timing of both dues billing and late fee
  - b. 2024 Board of Directors; Open board positions and non-board positions
  - c. Cabana update
8. Questions and Comments
9. Adjournment/Break into Executive Session if needed

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