



October Newsletter
Volume LXVIII Issue 10

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 *Paul McCann*

October. Time for the orange and black. Alas, no October baseball for the SF Giants this season. Young families with little trick or treaters would hardly believe how challenging the logistics were for Halloween 2010, 2012 and 2014. The Giants were contending to win the World Series right during peak trick or treating time. Some homes broadcast the World Series with large TVs in the front windows. The crowds bunched along the sidewalk as the kids darted to and fro. It was a glorious time. Hopefully, we'll have these problems in the future and Fiesta Gardens will rise to the occasion again.

Speaking of overcoming obstacles. We appear on track towards a positive resolution in the Fiesta Gardens v. Garcia case. Thanks to all for contributing to the legal advocates working on our behalf. We hope all parties feel the resolution was fair and can move forward to put this issue behind us.

The next step for the Fiesta Gardens Homeowners association is to solidify our financial footing. As a home owners association we have a duty to prepare for the operations and reserves in subsequent years. The Board recommends the 2025 Annual Home Owners Association fees be raised to \$518.40.

The Annual Dues were:
Prior to 2015: \$330
2016-2022: \$360
2023-2024: \$432

This will ensure the park, pool operations, cabana, courts and landscaping all keep up pace with the times. Hope to see you at the HOA meeting Wednesday at the Cabana.

CABANA/POOL REPAIR UPDATE

We are finishing some of the last items with our contractor and hope to be completed with them by the end of September.

Part of the project included an inspection from Environmental Health. The inspection required our contractor to make some changes and upgrade some items. None of them were costly or significant.

Many new laws were passed in 2012 and items with our pool are no longer in compliance. Our pool was last resurfaced in 2011. Most resurfacing lasts 12-15 years. We are in the process of getting bids to resurface the pool and fix the other other items that were identified by Environmental Health.

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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, October 9
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

The pool will be closing for the summer on Sunday, October 13th. The 13th will be the last day.



Thank you everyone for following the rules and being respectful to each other and the lifeguards. There were close to 50 events held at the new cabana from May until October. If you have not had an event at the cabana you can still book one. The cabana will be available throughout the year to host events.

We did experience some staffing issues with Lifeguards this year which is not new especially as we get later in the summer. In early August school starts for our lifeguards who are attending college and high school. You should not be surprised that our lifeguards also swim. They are either swimming for their school teams or playing water polo which, unfortunately, are both fall sports. This means in the afternoons during the week these lifeguards are at practices, swim meets and/or water polo matches. Weekends there are also matches and meets limiting the ability to staff our pool on occasion.

There has been a nationwide shortage of lifeguards. There are not too many jobs for kids and young adults for which you have to go spend hundreds of dollars to become certified to work in your job. Lifeguarding is one of those jobs. To become a lifeguard you must get certified in CPR/First Aid and become Lifeguard Certified. Not only does this cost money to get certified it also takes time.

Many of these kids and young adults would rather just get a job and get paid in 2 weeks rather than have to work for weeks just to pay for their certification.



Emergency Assessment Update (as of 9/11/24):

The Court issued its finalized Statement of Decision on Monday, 9/9/24, ruling in the HOA's favor!

While this is a big win, there is still more work to be done, and therefore, more legal fees to enter judgment and seek recovery of the HOA's reasonable attorney fees and costs as the prevailing party. Consequently, there is still some uncertainty as to when the HOA may expect final payment/ recovery.

Any fees recovered from the lawsuit will be applied to the member's account for your Annual Dues on a pro rata basis (i.e. If we recover 60% of the legal fees, 60% of your paid emergency assessment amount will be applied to your Annual Due)

The HOA will provide more information as soon as available.

Thank you for your patience.

Reserve Study:

Davis-Stirling requires all associations, regardless of size, to have a reserve study prepared at least once every 3 years. The reserve study process can be simplified as follows:

- 1 A reserve company retained by the board identifies all major common area components, the cost to repair/replace them, and their remaining life span.
- 2 The reserve company calculates how much money is needed and when.
- 3 The board decides how to fund the reserves--whether through increased assessment contributions, special assessments, or a combination of the two.
- 4 The funding plan is annually disclosed to the membership in the year-end budgeting process.

The last reserve study for Fiesta Gardens Homes Association was performed in 2013, in which Association Reserves did a site visit in June 2013 and issued a report in August 2013. The August 2013 Reserve Study is posted on the HOA website [here](#).

The HOA is getting a Reserve Study performed in September 2024 with a report expected in October / November 2024. The Reserve Study will be shared with HOA members when it is available.

FGHA BOARD MEETING – August 7, 2024

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:05pm. Board Members in attendance were, Steve Stanovcak – Pool Operations, Paul McCann -- President, Rich Neve -- Civics Director, Roland Bardonay -- Parks Director, and Christina Saenz -- Vice President.

July 10th Minutes– On a motion duly made and seconded and approved by all Board Members, the July 10th minutes were approved.

Financial /Vicky Nguyen

- July operating expenses \$74,100. This included \$26,500 in legal fees, \$18,600 for lifeguards, \$7,400 pool repairs and maintenance and \$4,300 water.
- Cash in operating account is \$40,200.
- Cash in reserve and cabana fund account is \$101,000, pending transfers to operating expenses.
- Dues collected in July, \$3,000. As of the end of July we have collected a total of \$239,900 in dues. This is 98% of the total.
- No special assessments were collected in July. Two Members are making monthly payments and 2 are in collections. We have collected as of the end of July \$1,368,750.

There was a brief discussion about whether we should send the remaining people who have not paid to ASAP collections company. It was decided to make one more attempt to get in touch with them.

Continued on page 4

*MINUTES from page 3***BOARD REPORTS****Pool Operations/Steve Stanovcak**

- The pool is open Monday through Friday 4:30pm to 8:00pm. Weekends 12:00pm to 8:00pm. Lap swim is Saturday and Sunday 11:00am.

Civic/Rich Neve

- Pay attention to the ballot measures this fall. Height density will be affected, which means taller buildings around our neighborhood. There is a link to this information in this month's Fiesta Bee so you can check it out.

Social Director/Laurel Kent Not in attendance**Parks Director/Roland Bardony**

- All good with our park. The grass has greened up nicely. Minor repairs to the sprinklers.

Pool Maintenance/Steve Muller Not in attendance**Christina Saenz/Vice President**

- Nothing to report

Paul McCann /President

- Thanks to everyone and for all the information shared tonight.

NEW BUSINESS**Emergency Assessment**

There was a lengthy conversation regarding the letter and emergency assessment sent out to all residents who are owners. You can listen to a recording of this meeting on our website. There is also a copy of the letter in the Bee that was sent to all FG homeowners. We will hopefully know soon the final resolution. The bottom line is that we need to keep paying our bills and to do this we need an emergency assessment. There are many reasons why our legal fees were so much. There were unprecedented issues, and our lawyer needed to do research. If the judge rules in favor of us, we can hopefully recoup some of the legal fees, which would mean there could be a credit to your dues in 2025.

Thefts at the Pool

A purse and a wallet were stolen at the pool. Please watch over your possessions. A person attempted to use a credit card belonging to one of the victims at the Arco station. The Police are involved.

OLD BUSINESS

None

Miscellaneous Business and Comments

None

The next Meeting will be held on Zoom, Wednesday, September 4th, at 7pm. The meeting was adjourned at 8:25pm.

FGHA BOARD MEETING – September 4, 2024

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:03pm. Board Members in attendance were, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, Paul McCann -- President, Rich Neve -- Civics Director, and Laurel Kent -- Social Director.

August 7th Minutes– On a motion duly made and seconded and approved by all Board Members, the August 7th minutes were approved.

Financial /Vicky Nguyen

- August operating expenses are \$35.5. Included in this is \$12.9 for lifeguards and \$5.2 in pool repairs and expenses.
- Cash in operating account is \$15.4.
- Cash in reserve and cabana fund account is \$101,000.

- Dues collected in August, \$906.00. As of the end of August we have collected a total of \$239,900 in dues. This is 98% of the total.
- We have collected \$57.9 in emergency assessments which is 62% of the total through August. The due date is September 4th.
- No special assessments were collected in August. Two Members are making monthly payments and 2 are in collections.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- The pool will be closed September 5th, 6th and part of the 7th due to lifeguards going back to school and participating in school sports.
- We are looking into paying for the lifeguards to be certified as an incentive to work for us. We can discuss it in the future.
- When the pool closes for the summer, we will need to figure out who will open and close the pool cabana for parties. Parties will be year-round now.

Civic/Rich Neve

- Pay attention to the ballot measures this fall. Measure T will do away with Measure Y. The entire council is for it. We could have 8 story buildings built in our area if Measure T passes. Please read and investigate all the different measures this fall. Be informed and vote.

Social Director/Laurel Kent

- Food truck Friday has been extended through October 11th.
- Planning has started for the Halloween party. It will be either October 26th or October 27th.

Parks Director/Roland Bardony - Not in attendance

Pool Maintenance/Steve Muller

Nothing to report

Christina Saenz/Vice President - Not in attendance

Paul McCann /President

- Thanks to everyone for all the help with the emergency assessment.

OLD BUSINESS

Legal Update

The judge has made a preliminary decision on our case. We have been advised not to talk about it until it is final. Both sides have time to make an oral argument. The briefs are due on Friday, then next Tuesday the judge will make the final decision. The information is public, and you can look it up online. A resident commented on how well our Treasurer, Vicky, has handled this legal situation.

Cabana and Pool

We have temporary occupancy until September 28th. We are meeting with the contractor tomorrow to discuss the final items on our punch list. The items on the list should be relatively easy to finish. There are other items that are going to need to be done to get our pool up to code. The pool needs to be resurfaced and the steps into the pool need to be redone to get us up to standard. The depth markers are not in compliance as well. Steve will work on getting quotes. It's also recommended that when we do resurface the pool to use fiberglass.

Miscellaneous Business and Comments

Vicky stated that she is working on the budget. She would like to have a budget committee. It would consist of about 2-3 hours spread over the next month. She will send out a letter to recruit volunteers. It would be great to see some new faces. There are many issues with Managecasa. We have a number of outstanding tickets with the company. A reminder that all meetings are posted in advance on our website. It is also required that the agenda be posted no less than 4 days in advance of the meeting.

The next Meeting will be held on Zoom, Wednesday, October 2nd, at 7pm. The meeting was adjourned at 7:45pm.

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

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
			<u>Operating Revenue</u>				
(432.00)		(432.00)	Regular Assessments	243,216.00	242,352.00	864.00	242,352.00
60.00	60.00	0.00	Bee Ads	570.00	480.00	90.00	720.00
3,080.00	5,666.67	(2,586.67)	Swim School	15,070.00	14,166.67	903.33	17,000.00
1,460.00		1,460.00	Pool Party	8,550.00		8,550.00	12,500.00
4,168.00	5,726.67	(1,558.67)	Subtotal	267,406.00	256,998.67	10,407.33	273,472.00
			<u>Interest, Late Charges, Collection Fees</u>				
9.92	8.33	1.59	Interest Inc - Operating Fund	153.56	66.67	86.89	100.00
172.76	83.33	89.43	Interest Inc - Repl. Res. Fund	1,407.58	666.67	740.91	1,000.00
0.00	83.33	(83.33)	Late Charges	356.40	666.67	(310.27)	1,000.00
182.68	175.00	7.68	Subtotal	2,179.74	1,400.00	779.74	2,100.00
92,565.00	0.00	92,565.00	Emergency Assessment	92,565.00	0.00	92,565.00	0.00
\$ 98,816.88	\$ 6,901.87	\$ (1,660.88)	Total Income	\$ 382,160.74	\$ 268,388.87	\$ 11,187.07	\$ 276,672.00
EXPENSES							
			<u>Lifeguard Expense</u>				
11,306.51	39,285.71	27,979.20	Lifeguards	48,135.64	39,285.71	(8,849.93)	55,000.00
186.08	441.67	255.59	Insurance Exp - W/C	2,742.06	3,533.33	791.27	5,300.00
1,091.68	4,285.71	3,194.03	Payroll Taxes	5,024.07	4,285.71	(738.36)	6,000.00
310.00	145.83	(164.17)	Payroll Service	1,222.00	1,166.67	(55.33)	1,750.00
12,894.27	44,158.93	31,264.66	Subtotal	57,123.77	48,271.43	(8,852.34)	68,050.00
			<u>Pool Expense</u>				
1,482.85	1,100.00	(382.85)	Pool & Spa - Monthly Service	8,265.85	8,800.00	534.15	13,200.00
456.00	416.67	(39.33)	Pool & Spa - Chemicals	1,341.75	3,333.33	1,991.58	5,000.00
2,450.84	375.00	(2,075.84)	Pool & Spa - Repairs	9,806.07	3,000.00	(6,806.07)	4,500.00
828.36	333.33	(495.03)	Pool & Spa - Supplies & Other	3,838.68	2,666.67	(1,172.01)	4,000.00
5,218.05	2,295.83	(2,922.22)	Subtotal	23,912.31	18,366.67	(5,545.64)	27,550.00
			<u>Park Expense</u>				
650.00	650.00	0.00	Landscape-Contract	5,164.00	5,200.00	36.00	7,800.00
537.91	500.00	(37.91)	Common Area - Maintenance	14,172.38	4,000.00	(10,172.38)	6,000.00
0.00	55.00	55.00	Pest Control	537.97	440.00	(97.97)	660.00
0.00	833.33	833.33	Cabana Supplies and Equipment	13,559.28	6,666.67	(6,892.61)	10,000.00
0.00	83.33	83.33	Tennis Court- Service & Repair	870.47	666.67	(203.80)	1,000.00
1,187.91	2,121.67	933.76	Subtotal	34,304.10	16,973.33	(17,330.77)	25,460.00
			<u>Utilities</u>				
1,708.05	625.00	(1,083.05)	Gas	4,237.00	5,000.00	763.00	7,500.00
2,129.36	1,000.00	(1,129.36)	Electricity	7,228.28	8,000.00	771.72	12,000.00
261.43	208.33	(53.10)	Refuse	1,748.94	1,666.67	(82.27)	2,500.00
272.19	275.00	2.81	Telephone & Internet	2,176.89	2,200.00	23.11	3,300.00
2,319.81	1,833.33	(486.48)	Water	14,463.54	14,666.67	203.13	22,000.00
110.00		(110.00)	Clubhouse Facilities	660.00		(660.00)	0.00
6,800.84	3,941.67	(2,859.17)	Subtotal	30,514.65	31,533.33	1,018.68	47,300.00

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

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
			Administrative Expenses				
299.67	333.33	33.66	D & O Ins. Expense	2,397.34	2,666.67	269.33	4,000.00
1,298.92	1,458.33	159.41	Insurance Expense	9,423.01	11,666.67	2,243.66	17,500.00
91.34	41.67	(49.67)	Mailings, Postage & Copies	123.62	333.33	209.71	500.00
550.00	416.67	(133.33)	Meeting Expenses/Social Functions	1,705.96	3,333.33	1,627.37	5,000.00
425.00	425.00	0.00	Newsletter Editor	3,400.00	3,400.00	0.00	5,100.00
60.87	25.00	(35.87)	Newsletter Postage/ Printing	361.40	200.00	(161.40)	300.00
471.12	208.33	(262.79)	Office Supplies	2,293.77	1,666.67	(627.10)	2,500.00
980.12	158.33	(821.79)	Payment Processing Fees	4,736.83	1,266.67	(3,470.16)	1,900.00
0.00	83.33	83.33	Permits & License	0.00	666.67	666.67	1,000.00
2,082.10	6,000.00	3,917.90	Professional Services	94,776.06	30,000.00	(64,776.06)	30,000.00
0.00	833.33	833.33	Reserve Study	0.00	6,666.67	6,666.67	10,000.00
300.00	300.00	0.00	Secretary	2,400.00	2,400.00	0.00	3,600.00
0.00	125.00	125.00	Taxes - Income	0.00	1,000.00	1,000.00	1,500.00
878.62	1,250.00	371.38	Taxes - Property	8,720.86	10,000.00	1,279.14	15,000.00
2,000.00	1,000.00	(1,000.00)	Treasurer	15,000.00	8,000.00	(7,000.00)	12,000.00
0.00	25.00	25.00	Web Site	275.88	200.00	(75.88)	300.00
9,437.76	15,373.33	5,935.57	Subtotal	148,358.73	84,958.33	(63,400.40)	112,900.00
\$ 36,638.83	\$ 67,891.43	\$ 32,362.60	Total Expenses	\$ 294,213.68	\$ 200,103.10	\$ (84,110.48)	\$ 281,280.00
\$ 81,378.86	\$ (81,889.78)	\$ 123,388.61	Net Income	\$ 87,837.18	\$ 68,286.67	\$ 9,841.81	\$ (6,888.00)

Income & Expense Statement
Cabana Rebuild
August 31, 2024

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	Briok 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	129,531.77	60,250.00	(69,281.77)	60,250.00	
0.00		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	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	Briok Fundraiser Expenses	4,514.31	0.00	(4,514.31)		
\$ -	\$ -	\$ -	Total Expenses	\$1,802,659.80	\$ 1,675,797.00	\$ (126,782.80)	\$1,675,797.00	
\$ -	\$ -	\$ -	Net Income	\$ (406,834.80)	\$ (375,797.00)	\$ (30,837.80)	\$ (375,797.00)	

Fiesta Gardens Homes Association Inc.

Balance Sheet

As of July 31, 2024

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	15,395.35
Cash - Reserve Fund	101,875.78
Accounts Receivable	5,833.00
Accounts Receivable (Emergency Assessment)	36,960.00
Accounts In Collection	19,289.60
Due From ManageCasa	432.00
Construction Refundable Deposit	10,000.00
Other Current Assets	16,599.21
TOTAL CURRENT ASSETS	\$ 206,384.94
FIXED ASSETS	
New Cabana Costs to Date	1,786,536.39
HOA All In One Property Management System	5,525.00
TOTAL FIXED ASSETS	\$ 1,792,061.39
TOTAL ASSETS	\$ 1,998,446.33
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	12,987.76
Accrued Expenses	2,846.92
Payroll Liabilities	1,604.66
Construction Contract Retention Payable	15,994.13
TOTAL LIABILITIES	\$ 33,433.47
FUND BALANCE	
Current Year Net Income/Loss	1,897,075.68
TOTAL FUND BALANCE	\$ 67,937.18
TOTAL LIABILITIES AND EQUITY	\$ 1,965,012.86

Civic Report

By Richard Neve

Measure T

Measure T is on our ballot this year. It proposes to replace Measure Y that was passed by vote in November of 2022. Measure T will affect housing density allowing increased heights and densities in certain parts of the city. Fiesta Gardens will be impacted as we are close to transit hubs.

Please make yourself aware of the impact of this measure and vote your conscience.

One important point here is that the areas that come under this measure are defined by the General Plan. The only issue here is that the General Plan can be altered by a majority vote by the city council without voter approval.

Information here:

<https://www.cityofsanmateo.org/4804/November-2024-Ballot-Measure>

<https://www.cityofsanmateo.org/4822/Ballot-Measure-Arguments>

The map can be found here:

<https://www.cityofsanmateo.org/DocumentCenter/View/95241/Map-of-Potential-Ballot-Measure-Impact?bidId=>

Cell Phone Towers

The city is rolling out an update to its wireless ordinance this month. The group NoCellOuts has been petitioning for improvements to prevent small antennas being placed near residences and for the city to seriously consider permits from the point of view resident safety.

MONTHLY CALENDAR

FIESTA GARDENS

October 2

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

October 4

Movie Night! -- Coco
Details page 10 flyer

October 15

Deadline to get articles and ads to Bee Editor.

October 27

Halloween party!
Details page 10 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>

October 7, 21

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)

October 8

Planning Commission Meeting

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

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

October 26

Boos on B Street

Join us in Downtown San Mateo on the Pedestrian Mall on B Street between 1st and 3rd Avenue. Details of this event will be posted closer to the event date.

Carnival games

Trick-or-treating

Live DJ music

Photo Opportunities

When: 3:00 PM - 5:00 PM

Where: B Street between 1st & 3rd Avenues

Upcoming Social Events!

Movie Night!!

Bring your chairs and blankets and enjoy an outdoor screening of Coco!
There will be a cash/venmo concession stand and all proceeds will go back to the social budget to plan more fun events for our community!

When: Friday, October 4th at 630 pm

Where: Lawn between the cabana and pool



Annual FG Halloween Party!!

Join for spooky fun games, activities, treats and more! Don't forget about the costume parade and contest!

When: Sunday, October 27th from 3-5pm. **Costume contest at 4pm!**

Where: Cabana and lawn between tennis courts and cabana



Looking ahead...Stay tuned to the Bee, ManageCasa, HOA meetings and posted flyers for Thanksgiving turkey trot information!

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, October 9, 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 Dues
 - b. Reserve Study
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



"SMILING FACES AT NEIGHBORHOOD GARAGE SALE AND EXCITING NEWS IN REAL ESTATE: INTEREST RATES BEGIN TO DROP"



Thank you to everyone who participated in the neighborhood garage sale! It was a fantastic day filled with smiling faces as shoppers found hidden treasures and great deals. Your involvement truly made the event a success, and we couldn't have done it without the support of our wonderful community.

In real estate news, interest rates are beginning to drop, and if you've purchased a home in the last two years, this could be a great time to consider refinancing. Take advantage of these changing rates to potentially lower your monthly payments!

Please don't hesitate to call if you would like to discuss my strategy for making your real estate goals happen.

YTD FIESTA GARDENS SALES

ACTIVE										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	
2224 Salisbury Way	San Mateo	3	3 0	124	1,380	\$1,194.20	5,859 (sf)	\$1,648,000	68	
ACTIVE										
# Listings:	1	AVG VALUES:			124	1,380	\$1,194.20	5,859 (sf)	\$1,648,000	68
PENDING										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	
2235 Southampton Way	San Mateo	3	2 0	27	1,530	\$1,168.63	5,000 (sf)	\$1,788,000	68	
850 Bermuda Drive	San Mateo	3	2 0	13	1,270	\$1,401.57	5,252 (sf)	\$1,780,000	70	
PENDING										
# Listings:	2	AVG VALUES:			20	1,400	\$1,285.10	5,126 (sf)	\$1,784,000	69
SOLD										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price COE
2223 Springfield Way	San Mateo	4	2 0	14	1,804	\$1,136.36	5,050 (sf)	\$1,888,000	68	\$2,050,000 06/12/24
2222 Portsmouth Way	San Mateo	3	2 0	20	1,530	\$1,153.59	5,000 (sf)	\$1,798,888	68	\$1,765,000 07/31/24
1077 Fiesta Drive	San Mateo	3	2 0	29	1,240	\$1,362.90	5,600 (sf)	\$1,550,000	69	\$1,690,000 03/01/24
1077 Fiesta Drive	San Mateo	3	2 0	37	1,240	\$1,362.90	5,600 (sf)	\$1,550,000	69	\$1,690,000 03/01/24
2056 Trinity Street	San Mateo	3	2 0	6	1,430	\$1,171.33	5,050 (sf)	\$1,398,000	70	\$1,675,000 07/03/24
2255 Kent Street	San Mateo	3	2 0	8	1,380	\$1,087.68	5,225 (sf)	\$1,249,000	68	\$1,501,000 03/29/24
SOLD										
# Listings:	6	AVG VALUES:			19	1,437	\$1,212.46	5,254 (sf)	\$1,572,315	69 \$1,728,500

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