

The

# Fiesta Bee

February Newsletter  
Volume LXX Issue 2

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)  
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## President's Message

By *Sandra Ossio*

Dear Fiesta Gardens Neighbors,

Happy New Year! As we begin the new year, I am honored to introduce myself as the Board President of our Homeowners Association. I am grateful for the trust placed in me and excited to serve our community alongside the 2026 Board. Fiesta Gardens is a special place, and our goal is to foster a welcoming community that is responsive to the needs of its residents. As part of our efforts to be mindful of expenses, you may notice a change to the Bee Newsletter. Going forward, the newsletter will be shorter, helping to reduce printing costs while allowing us to continue distributing it to all residents. Our Fiesta Gardens website, Common Interest Homeowner's Portal, and community bulletin board will remain central resources for our residents. Important documents including Board meeting minutes, financial reports, and other key materials, will be available there for your reference and convenience. We remain committed to keeping our residents informed and appreciate your understanding and support. I encourage you to stay engaged, attend meetings when possible, and share your ideas or concerns. Your input matters, and a strong HOA is built on collaboration and mutual respect. For consistency, the Board monthly meetings will be held on the second Wednesday of every month. The 2026 Board looks forward to working together with you in the months ahead.

Sincerely,  
Sandra Ossio

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, February 11**  
**7PM at the Cabana**

## Pool Operations

By *Christy Knott*



[bit.ly/fghapoolsurvey](https://bit.ly/fghapoolsurvey)

As the new Pool Directors, we are eager to hear from residents about their experiences and ideas related to the pool and cabana. Please complete the survey by February 8, if possible.

*Thanks, Christy & Julian*

+ The application for our 2026 FGHA Head Lifeguard position is now available. Qualified candidates, see the [Pool Information](#) page on our website to apply. (*Application for our lifeguards and swim instructors will be available in early March.*)

You can find current financial information, Approved December 2025 Minutes, and January 2026 Draft Board Minutes on the Fiesta Gardens Homes Association website under FGHA DOCUMENTS.

<https://www.fiestagardenshoa.com/>

# FGHA Board of Directors

President Sandra Ossio	president@fiestagardenshoa.com
Vice President Denise Iskander	vp@fiestagardenshoa.com
Park Director Mike Bratt	parks@fiestagardenshoa.com
Pool Operations Christy Knott	poolops@fiestagardenshoa.com
Pool Maintenance Julian Molloy	poolmtc@fiestagardenshoa.com
Social Director Jenny Peralta	social@fiestagardenshoa.com
Treasurer Christina Saenz	treasurer@fiestagardenshoa.com

# FGHA Staff

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

## Fiesta Gardens Homes Association Monthly Board Meeting Agenda Wednesday February 11<sup>th</sup>, 2026, at 7:00pm

1. Call to Order
2. Reading and Approval of Minutes
3. Board Reports
  - a. **Treasurer** - Christina Saenz
  - b. **Social** - Jenny Peralta
  - c. **Parks** - Mike Bratt
  - d. **Pool Maintenance** - Julian Molloy
  - e. **Pool Operations** - Christy Knott
  - f. **Vice President** - Denise Iskander
  - g. **President** - Sandra Ossio
4. New Business
  - a. Payroll Company
  - b. Monthly Board meeting schedule
  - c. Bee changes
5. Old Business
  - a. Google Workspace
  - b. Assessment Update/Credit
  - c. 2023 Audit Update
6. Questions and Comments
7. Adjournment/Executive Session if needed



Join our Board meeting by using the link below or scanning the QR code.

[bit.ly/fghameeting](https://bit.ly/fghameeting)





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## ATTENTION LANDLORDS & TENANTS –NEW 2026 LAWS!



Most months, I share insights on the current real estate market and how our Fiesta Gardens neighborhood is performing—and 2025 closed on a very strong note. Demand for Fiesta Gardens remains high, with record-setting prices continuing to make headlines. **If you are thinking of selling, reach out so we can discuss current market conditions, forecasted trends and how to put my marketing strategy in place to get top dollar for your home.**

This month, I also want to highlight several new landlord-tenant laws that went into effect in 2026. see the updates below. **If you'd like a copy of the official *California Tenants – A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*, just let me know and I'm happy to email you the 2025 version while we await the 2026 update.**

### Key Changes for 2026

- **Habitability & Appliances (AB 628):**
  - ⇒ Landlords must provide a functioning stove and refrigerator in units unless exemptions apply (e.g., shared kitchens) for leases starting/renewing Jan 1, 2026, or later.
  - ⇒ Landlords become responsible for maintaining these appliances in safe, working order.
- **Security Deposits (AB 414):**
  - ⇒ Landlords must offer electronic return if tenants paid electronically.
  - ⇒ Clarifies joint returns for multiple tenants and allows photographic evidence for deductions.
- **Internet & Parking (AB 1414 & Others):**
  - ⇒ Tenants can opt out of mandatory bulk internet/cellular subscriptions, with landlords banned from retaliation.
  - ⇒ Parking fees must be optional, transparent, and clearly advertised as such.
- **Natural Disaster Response (SB 610):**
  - ⇒ Landlords must remove debris and hazards and ensure units are cleared by authorities before tenants return.
  - ⇒ Tenants owe no rent during mandatory evacuations.
- **Documentation Focus:**
  - ⇒ Compliance increasingly relies on timestamped records, photos, and formal notices, not just intent, to avoid disputes.

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