

The

Fiesta Bee

March Newsletter
Volume LXIII, Issue 3



A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
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President's Message

By Steve Strauss

Winter is here!

As we work our way toward the end of winter, and it's been a doozy so far, we long for a warm sun, a refreshing dip in the pool and a nice place to enjoy it all. Hawaii and the Caribbean are nice, but if you can't go there, how about here? Fiesta Gardens. With a BRAND-NEW CABANA!

By now you should have received a letter outlining the plan and the upcoming voting on the financing for the new Cabana. Be on the lookout soon for the actual ballot in the mail. When you get it...VOTE, VOTE, VOTE! As I've said before, this is a great deal for the homeowners and multi-family residence owners for the short term – having year-round use of a new, modern, up-to-code new Cabana, and the long term – what should be a nice, little increase in our property values, not to mention increasing the ease of sale. The investment is small, we'll be willing to give you options and/or spread out the payment for you, and the return is great for Fiesta Gardens. This is a great place to live; this will only make it better! But we need you to VOTE, VOTE, VOTE! These types of elections are not only based on the majority, but also on the 'quorum', meaning that we need a certain *number of total votes* to validate the election. We don't want a repeat of the pain and expense we went through to change our Governing Documents. So, if I hadn't mentioned it before, VOTE, VOTE, VOTE!

We are still looking to find a volunteer to join the Board. Preferably, someone willing to take on the task of Social Director. The job entails planning and coordinating our social events – Pool Opening, Easter Egg Hunt, Halloween Party, Christmas Lights Contest, etc. as well as serving your community as a member of the Board. It's a rewarding, fun job and you'll get to do it in the NEW CABANA!

Our annual membership meeting is coming up on Wednesday, March 6th at the Cabana. This will be your chance to get any questions answered about the Cabana and the financing plan, get a look at the 2019 budget, see the Board get installed for the year, in addition to any questions on anything regarding Fiesta Gardens you might have. Hope to see you there.

One more note. My wife called me this morning to tell me about two boys she saw, 8-10 years old, walking to school or the bus,

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage
www.FiestaGardensHoa.com

bent over cleaning up *someone else's dog's poop* off the sidewalk. First.....if your dog left this mess....shame on you! Second, a personal thank you to these boys for doing something they didn't have to do – it says a lot about your morals and sense of community, even at a young age. This should be an example to us all on how we should respect our neighbors and our neighborhood. We need to all work together to make and keep Fiesta Gardens the best neighborhood around. 2019.....THE YEAR OF 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 Carmen Quaresma	social@fiestagardenshoa.com

FGHA Staff

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

Civic Report

By Richard Neve

Traffic Action Plan

A request for proposals has gone out to hire a transportation consultant to prepare a report on improvements for the 19th Avenue/Fashion Island Blvd. corridor. The RFP can be found here: <https://www.cityofsanmateo.org/bids.aspx?bidID=531>

The main purpose of the 19th Avenue – Fashion Island Boulevard Corridor Study is to identify feasible improvements for eastbound 19th Avenue and Fashion Island Boulevard to address the severe congestion and high travel demand on the corridor. The proposals should be completed by November 2019.

Refreshing the red-striping in the neighborhood has been delayed due to the weather, but should be completed soon.

Sewage Tank (Underground In-System Storage, ISS)

The draft EIR (Environmental Impact Report) is near completion. This is part of the CEQA (California Environmental Act) process. The plan is to present this at the April Planning Commission meeting. Every resident should receive notice of this meeting. In order to get this approved, there will be another presentation at a later Planning Commission meeting (maybe June) and finally presented to the council in Sept/Oct. The special use permit process (needed to use the land for the ISS tank) will proceed once the EIR is complete.

Hillsdale Boulevard

Foster City Council is trialing some changes to Hillsdale Boulevard. For the next three months they are not allowing left-hand or U-turns from Hillsdale Boulevard on to Edgewater or Shell Blvd. from 4pm-7pm on weekdays. This is an attempt to prevent cut-through from 101 to the San Mateo Bridge avoiding the 101/92 interchange.



The next Board meeting will be
Wednesday, March 6
7PM in the cabana.

FIESTA GARDENS NEEDS YOU!

Social Director

The Social Director is a member of the Board of Directors who coordinates the Association's social activities including, but not limited to, Pool Opening Day, Easter Egg Hunt, Halloween Costume Party and Contest, Holiday Decoration Contest, and Movie Nights.

Webmaster

The Webmaster will review the Association website, currently hosted by GoDaddy, at www.fiestagardenshoa.com and make recommendations to improve the content and ease of use.

Please send your resume to treasurer@fiestagardenshoa.com if you are interested in either of these positions.

MONTHLY CALENDAR

FIESTA GARDENS

March 6
FGHA Board Meeting
7 p.m., Pool Cabana

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

SAN MATEO

March 4, 18
City Council meeting
Where: City Hall, Council Chambers
When: 7:00 p.m.

March 6
Park and Recreation Commission Meeting
The Park and Recreation Commission makes recommendations to the City Council on acquisition, development, beautification and maintenance of public parks, landscape resources, public recreation facilities, budget, and programs of Park & Recreation activities.
Where: City Hall, Council Chambers
When: 7:00 p.m.

March 7
Redevelopment of Downtown Opportunity Sites Neighborhood Meeting
A neighborhood meeting will be held on the proposal to transform two surface parking lots into 164 unites of affordable housing and an above-ground parking garage with 164 private residential parking stalls and 541 public parking stalls. The City has partnered with nonprofit developer MidPen Housing. At the meeting MidPen will provide an update on the proposal, schedule and design, including how the current plans reflect community input received to date. Refreshments will be available and children are welcome!

Where: San Mateo Main Library, Oak Room

When: 7:00 PM - 8:00 PM

[PROMO FLYER](#)

March 12, 26
Planning Commission Meeting
Where: San Mateo City Hall, 330 West 20th Avenue
When: 7:00 PM - 10:30 PM

March 13
Sustainability & Infrastructure Commission Meeting
Where: City Hall, Council Chambers
When: 7:00 p.m.

Are You Considering a Move?

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A Former Fiesta Gardens Resident of 28 years!

FGHA BOARD MEETING – January 9, 2018

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:04PM. Board Members in attendance were: Steve Strauss - President, Mike Russell - Vice President, Roland Bardony - Parks Director, Steve Muller - Pool Maintenance, and Rich Neve - Civics.

December 2018 Minutes: On a motion duly made and seconded and approved by all board members, the minutes of the December 5th, 2018 meeting were approved.

Financial /Steve Gross

- Operating expenses are down due to pool being closed.
- Two expenses for the cabana, \$3,000 for new cabana rendering (you can find on FGHOA website) and \$3,700 to retain contractor for new the cabana.

BOARD REPORTS

Civic/Rich Neve

- General plan for San Mateo is still going on. You can give your feedback on the city website on such topics as height limitations, open spaces and how many more apartment/condos we want to see in our neighborhoods.
- Bicycle master plan is also on the city website. You can give your opinion on changes and or improvements you would like to see.
- Permit parking as a whole is being reviewed by the city. We are still interested in permit parking for a few streets in Fiesta Gardens.

Social/Carmen Quaresma Not in attendance

Parks/Roland Bardony

- Recent storm blew the windscreen down by tennis courts.
- Kiddy park gate not closing properly, will call locksmith if need be.
- Walkway around park will be redone by the city after the rainy season.
-

Pool Maintenance/ Steve Muller

- All good nothing to report.

Pool Operations/Steve Stanovcak Not in attendance

Vice President/Mike Russell

- Nothing to report.

President/Steve Strauss

- The cabana survey is out and we have 62 responses.
- We will update our email list and send survey.

OLD BUSINESS

Cabana Renovation

- Waiting on more responses for cabana survey results.
- Made deposit to our contractor.
- Design is on our website.

NEW BUSINESS

- We need a Social Director. If interested please contact one of our board members.
- Put ad in Bee for a web master to update our FGHOA website.

ADJOURNMENT/NEXT MEETING

The next meeting will be held on Wednesday, February 6th, 2019 at 7pm in the pool cabana. Meeting was adjourned at 7:27pm.

FGHA BOARD MEETING – February 6, 2019

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:03PM. Board Members in attendance were: Steve Strauss - President, Mike Russell - Vice President, Roland Bardony - Parks Director, Steve Muller - Pool Maintenance, Rich Neve - Civics, and Steve Stanovcak - Pool Operations.

January 2019 Minutes: On a motion duly made and seconded and approved by all board members, the minutes of the January 9th meeting were approved.

Financial / Steve Gross

- Least amount of expenses this time of year.
- \$108,000 in past due assessments, liens are in place.
- Finances will be included in The Bee as well as on our website.

BOARD REPORTS

Civic/Rich Neve

- Proposals from the information gathered from residents concerning the traffic action plan on 19th Avenue, have been posted on the city website.
- City will do traffic counts at Fiesta Gardens School to see if we need another crosswalk.
- Starting Monday, February 11th, there will be no left hand turns at Shell Blvd. and Edgewater Blvd. during rush hour. This will be for a trial three month period.
- Sewage tank environment draft is nearly done. Presentation will be in April. All residences will receive a postcard in the mail.
- General plan is ongoing. Many special interest groups are trying to get things done that will not necessarily benefit residents. Go to meetings to voice your opinions.
- Become familiar with Casa Compact. It's trying to take away from local government. We wouldn't have a say on what happens in our area and throughout California.
- County Vector is who to call if you have rodent or raccoon issues.

Social Director

- We need a Social Director. If you are interested, please contact one of our board members.

Parks/Roland Bardony

- The net that blew down in the tennis courts has been fixed. The other side has fallen and will be fixed as well.
- Walkway around park will be redone by the city after the rainy season.

Pool Maintenance/ Steve Muller

- Nothing to report.

Pool Operations/Steve Stanovcak

- Nothing to report

Vice President/Mike Russell

- Nothing to report.

President/Steve Strauss

- The cabana survey is out, and we have doubled the responses since last month; 52% of the people who responded would like a one-time assessment of \$2,400.

OLD BUSINESS

Cabana Renovation

- A motion was made by Steve Muller and seconded by Steve Stanovcak to send out the cabana information letter to our residents, followed by the cabana ballot with the special assessment choices.

NEW BUSINESS

- Our online website needs to be updated. Looking for someone to help us clean up the site and make it more user friendly. If you can help, please contact one of our board members.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, March 6th, 2019 at 7pm in the pool cabana. Meeting was adjourned at 8:03pm.

Fiesta Gardens Homes Association

PO Box 5288
San Mateo, CA 94402

Greetings Fiesta Gardens Resident:

The Association is excited to announce that 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.

With approved plans and contractor on board, we need to secure financing the project. The Projected Cost of the project is \$1,300,000:

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

Last month, the Association conducted a survey on NextDoor proposing three alternatives to finance the project. A majority of households (62 of 121 responses, 51%) indicated that a one-time Special Assessment of \$2,400.00 is the favored method to financing.

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 home owners to pay the Special Assessment in installments. This discussion will be part of the regularly scheduled Board of Directors meeting on **Wednesday, March 6, 2019**. The Board intends to send a ballot the next day for you to vote yes or no on the Special Assessment of \$2,400.00.

We look forward to seeing you at the Cabana on March 6.

The Board of Directors
Fiesta Gardens Homes Association

**Fiesta Gardens Homes Association
Board Meeting Agenda
Wednesday, March 6, 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 – Carmen Quaresma
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Mike Russell
 - vii. President – Steve Strauss
5. Old Business
 - i. Cabana Clubhouse/Bathrooms/Guard House Renovation Update
6. New Business
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

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

Current Period		Description	Year To Date		2018
Actual	Budget		Actual	Budget	Budget
INCOME					
		Regular Assessments			207,000.00
1.28		Interest Inc - Operating Fund	1.28		50.00
65.15		Interest Inc - Repl. Res. Fund	65.15		50.00
		Swim School			13,900.00
		Collection Charges			0.00
		Clubhouse Rental Inc			4,800.00
		Social Events			60.00
		Late Charges			400.00
		Guest Passes			820.00
		Wrist Bands			70.00
		Bee Ads			1,140.00
<u>\$ 66.43</u>	<u>\$ 0.00</u>	Total Income	<u>\$ 66.43</u>	<u>\$ 0.00</u>	<u>\$ 228,420.00</u>
<u>\$ 66.43</u>	<u>\$ 0.00</u>	Gross Profit	<u>\$ 66.43</u>	<u>\$ 0.00</u>	<u>\$ 228,420.00</u>
EXPENSES					
		Common Area - Maintenance			0.00
774.00		Landscape-Contract	774.00		0.00
		Lifeguards			47,800.00
425.00		Newsletter Editor	425.00		3,730.00
		Payroll Taxes			6,040.00
300.00		Secretary	300.00		2,490.00
1,000.00		Treasurer	1,000.00		6,210.00
220.75		Payroll Service			2,730.00
		Pest Control			0.00
842.40		Pool & Spa	842.40		14,760.00
		Wristbands			850.00
		Tennis Court- Service & Repair			0.00
		Park Maintenance			10,830.00
29.58		Gas	29.58		3,240.00
819.69		Electricity	819.69		12,220.00
137.75		Refuse	137.75		1,470.00
		Telephone & Pager			1,340.00
92.58		Water	92.58		1,010.00
		Streets, Drives & Concrete			0.00
		Pools, Spas, & Lake Facilities			16,100.00
		Clubhouse Facilities			10,600.00
		Playground			700.00
		Miscellaneous			0.00
		Audit & Tax Preparation			1,250.00
		Bank Charges			10.00
105.00		Mailings, Postage & Copies	105.00		6,540.00
819.40		Newsletter Postage/ Printing	819.40		5,370.00
		Meeting Expenses/Social Functi			2,050.00
		Collection Expenses			10.00
		Uncollectible Accounts			
1,110.50		Insurance Expenses	1,110.50		7,560.00
229.67		D & O Ins. Expenses	229.67		2,160.00

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

Current Period		Description	Year To Date		2018
Actual	Budget		Actual	Budget	Budget
		Insurance Exp - WC			740.00
122.00		Office Supplies	122.00		940.00
		Postage			0.00
100.00		Civic Expenses	100.00		110.00
		Web Site			540.00
		Professional Services			19,920.00
		Permits & License			700.00
		Taxes - Property			5,900.00
		Inc Taxes- Operating Fund			4,274.00
<u>\$ 7,129.13</u>	<u>\$ 0.00</u>	Total Expenses	<u>\$ 6,908.38</u>	<u>\$ 0.00</u>	<u>\$ 199,854.00</u>
<u>-\$ 7,092.70</u>	<u>\$ 0.00</u>	Net Income	<u>-\$ 6,841.96</u>	<u>\$ 0.00</u>	<u>\$ 28,568.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of January 31, 2019

	<u>Total</u>
ASSETS	
Cash & Equivalents	\$ 284,955.26
Accounts Receivable	\$ 113,526.00
Other Current Assets	\$ 9,612.34
Cabana Rodel	\$ 37,000.00
TOTAL ASSETS	<u>\$ 445,093.60</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	8,007.87
Accrued Expenses	2,600.00
Prepaid Assessments	603.10
Total Liabilities	<u>\$ 11,210.97</u>
Fund Balance	440,946.33
Current Year Net Income/Loss	-7,062.70
Total Fund Balance	<u>\$ 433,883.63</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 445,093.60</u>



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It Matters!



It's not often I take time in my article to discuss my strengths as a realtor. However, from time to time I have to put it out there, so that people know how hard I work to exceed my client's expectations. The agent you choose to work with matters! A family friend or relative can be great, but that doesn't mean they are great for you. I have personally sold 29 properties within Fiesta Gardens! No single agent has that track record! Below are some metrics from

Fiesta Gardens 2018 sales. My neighborhood and market knowledge, patient and calm personality combined with a sense of humor has consistently contributed to me being a top agent both in Fiesta Gardens and on the SF Peninsula. My commitment to my clients is second to none which is reflected in my online reviews. If you would like to discuss a move or home purchase, please don't hesitate to contact me. Everything is kept confidential for your privacy and trust. I love this neighborhood and nothing makes me happier than helping neighbors, friends and family.

2018 Fiesta Garden Stats

Metric	David Martin	Other Agents
Days On Market	5	33
Price Per Sq. Ft. **	\$1,118.73	\$1,018.14
Average Price over List	9.4%	7.5%

** Even more amazing when you consider two of my listings were original condition with just my updating.

Valentine's Cryptogram Drawing Winner!

Congratulations to Lana Fenech of Ginnever for coming up with the correct answer!

All you need is love, but a little chocolate now and then doesn't hurt. Charles Schulz

She is the lucky recipient of 11lb box of See's Candy! Until next drawing!!! Thank you to all that participated!

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RESIDENTIAL BROKERAGE

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