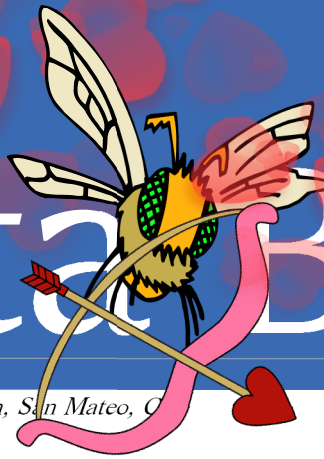


The Fiesta Bee

February Newsletter
Volume LXVII Issue 2



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

At the time of writing this, the 49ers are still winning, the Warriors are getting ready for a playoff run, and THE RAIN HAS STOPPED!

I know many of us in the neighborhood had some flooding issues as did some of the local businesses. Our warehouse on Delaware (Meyer Plumbing) had 4 inches of water come through on New Year's Eve, leaving quite the mess. Hopefully nobody had any serious, major damage. We should try to make an extra effort to patronize any San Mateo businesses struggling because of water damage whenever we can.

As mentioned last month, the annual dues were raised to \$432 a year. I am pleased to report that as of today, over 50% of our residents have paid their dues. THANK YOU!

At the last meeting, we established a Cabana Management Committee to help decide on some of the remaining details of getting our new Cabana up and running when it's ready (furniture, fixtures, etc.) as well as to establish the rules, regulations and processes for operating our new building. Anyone wishing to be a part of this group should contact Denise Iskander at denise_iskander@yahoo.com

The next meeting of the Board will be on Wednesday, February 8th at 7PM. Zoom instructions will be sent out ahead of time. Hope to see you there!

A handwritten signature in black ink that reads "Steve".

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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, February 8
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	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 Megan Sandoval	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



MONTHLY CALENDAR

FIESTA GARDENS

February 8
FGHA Board Meeting
 7 p.m., Zoom call

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

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>

February 4

Concert: Trio con Brio Copenhagen

Recognized as one of the world's finest piano ensembles, the Trio con Brio Copenhagen's multifaceted members are not only performing artists who tour extensively, but also esteemed recording artists, artistic directors and educators. The Trio appears regularly at the world's leading venues and concert series, including Carnegie Hall, Lincoln Center, Wigmore Hall, Berlin's Pierre Boulez-Saal, the Concertgebouw and many more. Trio con Brio is a recipient of the Carl Nielsen and Anne Marie Carl-Nielsen Award, one of Denmark's most prestigious prizes. Trio con Brio Copenhagen is a fusion of two overlapping "musical pairs": two sisters, violinist Soo-Jin Hong and cellist Soo-Kyung Hong, are from South Korea; pianist Jens Elvekjaer, Soo-Kyung's spouse, is from Denmark.

Where: San Mateo Main Library, Oak Room
 When: 3:00 PM - 4:00 PM

[CLICK HERE](#) for more information

February 6, 21

City Council Meeting

Where: Please see [Public Meeting Portal](#) for details.
 When: 7:00 PM - 9:00 PM

February 8

Sustainability and Infrastructure Commission Meeting.

Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
 When: 7:00 p.m. - 9:00 p.m.

February 14, 28

Planning Commission Meeting

Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
 When: 7:00 PM - 9:00 PM

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, February 8, 2023
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 – Megan Sandoval
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Christina Saenz
 - vii. President – Steve Strauss
5. New Business
6. Old Business
 - i. Cabana Renovation Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

FGHA BOARD MEETING – December 7, 2022

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:03PM. Board Members in attendance were Steve Strauss – President, Christina Saenz – Social Director, Steve Muller - Pool Maintenance, Rich Neve - Civics Director, and Roland Bardony – Parks Director.

November 2nd Minutes – On a motion duly made and seconded and approved by all Board Members, the November 2nd minutes were approved.

Financial /Steve Gross

- November operating expenses \$10,400.
- Cash in the operating account is \$81,800.
- Cash reserve and cabana fund account is \$472,700.
- No dues were collected in November.
- A total of 477 Members have paid for the special assessment in full. Six members are making monthly payments and 6 in collections. Total special assessments collected in November was \$300.00.
- Finances are in great shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak - Not in attendance

Civic/Rich Neve

- City council elections were very close, which shows how important it is to vote.
- We have 3 new council members.
 - Rob Newsom - District 3
 - Lisa Diaz Nash – District 4
 - Adam Loraine – District 5
- There is still an ongoing debate about who will be Mayor.

Social Director/Christina Saenz

- December 17th will be our holiday lighting contest. There will be no cash prize therefore anyone can be judged, including Members of the Board and winners from the previous year. Snowmen will be handed out that night. There will be a hayride as well to take residents around the neighborhood to see the lights. Volunteers are needed to drive. It will start at 6:00pm at Christina's house, 1068 Fiesta Drive. Please bring treats to Christina's house as well. The money we would have given to the winner will be made as a donation in the winner's name.

Parks Director/Roland Bardony

- The trees along Bermuda will be trimmed this week by the city.
- The fence by the tennis courts has been fixed.
- Once the weather is better the wood chips in the kiddie park will be replaced.
- The wind screen at the tennis courts needs replacing and will be taken care of in January.

Pool Maintenance/Steve Muller

- Nothing to report.

Naresh Nayak/Vice President - Not in attendance

President/Steve Strauss

- Let's light up the neighborhood for the holidays.

NEW BUSINESS

Annual Dues

Our dues have not been raised since 2015. The pandemic as well as prices going up has made it necessary to raise our yearly membership dues. After a brief discussion the motion was made to raise the annual HOA dues to \$432.00. A motion duly made and seconded and approved by all Board Members, raising the annual Fiesta Gardens dues to \$432.00 starting January 1st, 2023, was approved.

New Board Member

Due to work conflicts, on January 1st Naresh will be stepping down as Vice President. On a motion duly made and seconded and approved by all Board Members, Christina Saenz will be our new Vice President and Megan Sandoval will be our new Social Director as of January 1st, 2023, was approved.

OLD BUSINESS**Cabana Renovation Update - Joseph Almiratearen**

The cabana is moving along. Trenching is being back filled and final inspection will be done soon. Outdoor showers are being installed; countertops will be done soon as well. PG&E will be complete with engineering by the end of January. Hopefully, we will be put in the queue soon to have the work finished. Once we get the power from PG&E, we will be able to open the cabana. We will know more once engineering is done.

2023 Budget

On a motion duly made and seconded and approved by all Board Members, the 2023 budget was approved. There will be a surplus of \$15,000 at the end of 2023 which will go into our reserves. Once the cabana is fully operational, we will need to do a reserve study, after which we will know what we will need to put away each year. You can see a copy of the 2023 budget on our website as well as in the Bee.

Bricks Fundraiser

Don't forget our brick fundraiser! Check out our website for more information. You can see a sample brick at the pool when you look through the viewing window.

FGHA BOARD MEETING – January 4, 2023

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:04PM. Board Members in attendance were Steve Strauss - President, Christina Saenz – Vice president, Steve Stanovcak – Pool Operations, Megan Sandoval – Social Director, Rich Neve – Civics Director, and Roland Bardony -- Park Director.

December Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the December 7th meeting were approved.

Financial /Steve Gross

- \$13,700 in our operating account after transferring \$60,000 to reserve/cabana account. The surplus was mainly from the 2022 collections of past due accounts.
- We paid out \$10,400 in the month of December.
- We have \$527,700 in the Cabana Funds/Reserve Account.
- Zero was collected in dues for the month of December. To date a total of \$201,960 has been collected in dues, which is 102% of the expected total.
- \$100.00 more was collected in special assessments for the month of December. So far 478 Members have paid the special assessment. There are 5 making monthly payments and 6 are in collections.
- Dues envelopes will be sent out this week.
- There will be a full audit of our finances this year. We will aim for February.

BOARD REPORTS**Civic/Rich Neve**

- Rich Hedges our 5th council member, has been appointed; he has served on SMUHA and has a lot of experience. Our new Mayor is Amourence Lee. Our new Deputy Mayor is Lisa Diaz Nash.
- With the recent flooding issues just a reminder that you can sign up at the City website to receive email updates.
- Would like to see more communication within our community from the HOA via email as well.
- If you have pictures and/or information regarding the flooding in our neighborhood, please send it to Rich at civic@fiestagardenshoa.com and he will forward it to the city. They will be looking at what and where things happened.

Social Director/Megan Sandoval

- In February we will be doing a "Spread the Love Initiative". It will include letters to the elderly and a donation to an animal shelter. More information to come.
- A full itinerary for the year will be coming soon.

Parks/Roland Bardony

- The park flooded and much of the mulch washed out. Scapes cleaned up the mess and put a lot of the bark back. There is enough tanbark, and the kiddie park is safe for children.
- We will look into the possibility of residents returning the sand from used sandbags back to the corporation yard rather than just throwing it away.
- We will look into getting more permanent metal garbage cans for the parks, rather than plastic.

CONTINUED NEXT PAGE

MINUTES from page 5

Pool Operations/Steve Stanovcak

- The pump room was flooded. The pumps are being worked on and we will see what we can do in the future to prevent any type of flooding of that area. Pool Maintenance/Steve Muller Not in attendance

Vice President/Christina Saenz

- We will be updating our website.
- Looking into an HOA App. Most are pretty expensive, usually around \$5.00 per household monthly. Research is still going on.

President/Steve Strauss

- Welcome our new Social Director Megan Sandoval.
- Happy new year to everyone.

NEW BUSINESS

OLD BUSINESS

Cabana Renovation Update

PG&E has started design work and we are hoping it will be done soon. With the storms they are running significantly behind. Landscaping will start soon. Flashing and trim are being painted.

We need a Phase II committee to help figure out all the fine details, furniture, cabana rules, ice maker, mats etc., etc. If you would like to join this committee, please contact Denise Iskander at denise_iskander@yahoo.com.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday February 1st at 7pm. The meeting was adjourned at 7:43pm.

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**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
December 31, 2022**

Current Period			Description	Year To Date			2022 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
		0.00	Regular Assessments	201,960.00	197,640.00	4,320.00	197,640.00
95.08	0.83	94.25	Interest Inc - Operating Fund	565.79	10.00	555.79	10.00
679.38	91.67	587.71	Interest Inc - Repl. Res. Fund	3,844.42	1,100.00	2,744.42	1,100.00
	0.00	0.00	Interest - Collections	4,303.30	0.00	4,303.30	0.00
	0.00	0.00	Guest Passes	881.75	800.00	81.75	800.00
	0.00	0.00	Late Charges	2,732.00	2,066.00	666.00	2,066.00
	0.00	0.00	Swim School	16,395.00	10,500.00	5,895.00	10,500.00
597.67	0.00	597.67	Collection Charges	2,348.45	0.00	2,348.45	0.00
60.00	90.00	(30.00)	Bee Ads	1,080.00	1,080.00	0.00	1,080.00
			Pool Party	700.00	0.00	700.00	0.00
3,073.10	0.00	3,073.10	Miscellaneous Accounting Adjustment	3,073.10	0.00	3,073.10	0.00
\$ 4,505.23	\$ 182.50	\$ 4,322.73	Total Income	\$ 237,883.81	\$ 213,196.00	\$ 24,687.81	\$ 213,196.00
\$ 4,505.23	\$ 182.50	\$ 4,322.73	Gross Profit	\$ 237,883.81	\$ 213,196.00	\$ 24,687.81	\$ 213,196.00
EXPENSES							
650.00	540.00	(110.00)	Landscape-Contract	6,920.00	6,480.00	(440.00)	6,480.00
	9,200.00	9,200.00	Lifeguards	59,442.66	48,000.00	(13,442.66)	48,000.00
	900.00	900.00	Payroll Taxes	5,826.50	4,500.00	(1,326.50)	4,500.00
75.00	400.00	325.00	Payroll Service	1,589.90	2,000.00	410.10	2,000.00
425.00	425.00	0.00	Newsletter Editor	5,100.00	5,100.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	3,600.00	3,600.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	12,000.00	12,000.00	0.00	12,000.00
1.99	250.00	248.01	Payment Processing Fees	1,479.99	3,000.00	1,520.01	3,000.00
	45.00	45.00	Pest Control	616.00	540.00	(76.00)	540.00
871.70	2,083.33	1,211.63	Pool & Spa	26,699.50	25,000.00	(1,699.50)	25,000.00
	375.00	375.00	Common Area - Maintenance	6,944.07	4,500.00	(2,444.07)	4,500.00
		0.00	Wristbands	827.81	800.00	(27.81)	800.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	1,000.00	1,000.00	1,000.00
30.55	318.87	288.12	Gas	6,867.11	3,800.00	(3,067.11)	3,800.00
1,107.63	1,000.00	(107.63)	Electricity	13,249.76	12,000.00	(1,249.76)	12,000.00
192.93	191.67	(1.26)	Refuse	2,311.16	2,300.00	(11.16)	2,300.00
253.92	183.33	(70.59)	Telephone & Pager	2,654.44	2,200.00	(454.44)	2,200.00
603.56	1,166.67	563.11	Water	16,374.98	14,000.00	(2,374.98)	14,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	1,000.00	1,000.00	1,000.00
	0.00	0.00	Audit & Tax Preparation	1,490.00	1,500.00	10.00	1,500.00
513.52	41.67	(471.85)	Mailings, Postage & Copies	928.72	500.00	(428.72)	500.00
48.13	16.67	(31.46)	Newsletter Postage/ Printing	434.73	200.00	(234.73)	200.00
604.38	208.33	(396.05)	Meeting Expenses/Social Functi	3,041.25	2,500.00	(541.25)	2,500.00
	0.00	0.00	Collection Expenses	1,015.39	0.00	(1,015.39)	0.00
1,479.44	1,250.00	(229.44)	Insurance Expenses	16,943.48	15,000.00	(1,943.48)	15,000.00
298.00	300.00	2.00	D & O Ins. Expenses	3,576.00	3,600.00	24.00	3,600.00
507.86	366.67	(141.19)	Insurance Exp - W/C	4,165.00	4,400.00	235.00	4,400.00
475.74	250.00	(225.74)	Office Supplies	2,808.66	3,000.00	191.34	3,000.00
	16.67	16.67	Civic Expenses	100.00	200.00	100.00	200.00
	33.33	33.33	Web Site	280.22	400.00	119.78	400.00
989.61	833.33	(156.28)	Professional Services	11,360.83	10,000.00	(1,360.83)	10,000.00
	83.33	83.33	Permits & License	0.00	1,000.00	1,000.00	1,000.00
	683.33	683.33	Taxes - Property	10,932.16	8,200.00	(2,732.16)	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	-3,255.28	25.00	3,280.28	25.00
\$ 10,428.96	\$ 22,628.75	\$ 12,199.79	Total Expenses	\$ 226,325.04	\$ 200,345.00	-\$ 25,980.04	\$ 200,345.00
-\$ 5,923.73	-\$ 22,446.25	\$ 16,522.52	Net Income	\$ 11,558.77	\$ 12,851.00	-\$ 1,292.23	\$ 12,851.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
December 31, 2022

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
100.00		100.00	Special Assessments	1,351,450.00	1,300,000.00	51,450.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 100.00	\$ 0.00	\$ 100.00	Total Income	\$ 1,378,625.00	\$ 1,300,000.00	\$ 78,625.00	\$ 1,300,000.00
\$ 100.00	\$ 0.00	\$ 100.00	Gross Profit	\$ 1,378,625.00	\$ 1,300,000.00	\$ 78,625.00	\$ 1,300,000.00
EXPENSES							
5,684.23		(5,684.23)	Cabana Rebuild - Contract	1,192,640.61	1,192,640.61	0.00	1,572,580.00
		0.00	Cabana Rebuild - Other Expenses	108,991.99	60,250.00	(48,741.99)	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
25.42	0.00	(25.42)	Brick Fundraiser Expenses	1,424.18	0.00	(1,424.18)	
\$ 5,709.65	\$ 0.00	\$ 5,709.65	Total Expenses	\$ 1,345,637.37	\$ 1,295,890.61	\$ 49,746.76	\$ 1,675,810.00
-\$ 5,609.65	\$ 0.00	-\$ 5,609.65	Net Income	\$ 32,987.63	\$ 4,109.39	\$ 28,878.24	-\$ 375,810.00

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of December 30, 2022

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 13,730.77
Cash - Reserve Fund	\$ 303,291.72
Cash - Cabana Rebuild	\$ 224,478.33
Accounts Receivable	\$ 4,468.00
Accounts In Collection	\$ 53,685.00
Construction Refundable Deposit	\$ 11,500.00
Other Current Assets	\$ 8,887.20
TOTAL CURRENT ASSETS	\$ 620,041.02
FIXED ASSETS	
New Cabana Costs to Date	\$ 1,331,670.67
TOTAL FIXED ASSETS	\$ 1,331,670.67
TOTAL ASSETS	\$ 1,951,711.69
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	3,029.67
Payroll Taxes Payable	408.09
Prepaid Assessments	432.00
Construction Contract Retention Payable	54,939.66
TOTAL LIABILITIES	\$ 58,809.42
FUND BALANCE	
Current Year Net Income/Loss	1,845,152.66
TOTAL FUND BALANCE	\$ 1,892,902.27
TOTAL LIABILITIES AND EQUITY	\$ 1,951,711.69



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RECAP OF 2022 SALES!



Below is a recap of all the sales in Fiesta Gardens for 2022. As you can see the year started off strong with some wildly high sale prices. By June the market had started to search for balance and the price per square foot adjusted downward from a high of \$1,600 sq. ft. to averaging \$1,100 sq. ft. at the end of the year.

Lots of market conditions in flux for 2023, so for up to the minute activity, give me a call to discuss your real estate plans whether buying or selling here or anywhere in the world! I can help!

Sincerely,
David Martin

P.S. Keep Watching the BEE for a date for this years Neighborhood Wide Garage Sale!

FIESTA GARDENS 2022 YEAR-TO-DATE REAL ESTATE RECAP

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2027 Dublin Way	San Mateo	3	2 0	6	1,570	\$1,325.48	5,000 (sf)	\$1,768,000	69	\$2,081,000	05/27/22
1084 Fiesta Drive	San Mateo	3	2 0	5	1,240	\$1,612.90	5,100 (sf)	\$1,639,000	67	\$2,000,000	03/07/22
2034 Dublin Way	San Mateo	3	2 0	3	1,497	\$1,295.93	5,000 (sf)	\$1,799,000	69	\$1,940,000	09/08/22
2087 Fiesta Court	San Mateo	3	2 0	7	1,260	\$1,507.94	6,300 (sf)	\$1,449,000	67	\$1,900,000	03/14/22
1053 Rossi Way	San Mateo	3	2 0	9	1,703	\$1,115.68	5,200 (sf)	\$1,895,000	67	\$1,900,000	06/30/22
1043 Rossi Way	San Mateo	3	2 0	15	1,620	\$1,141.98	5,200 (sf)	\$1,950,000	68	\$1,850,000	08/23/22
2253 Springfield Way	San Mateo	3	2 0	5	1,330	\$1,360.90	5,151 (sf)	\$1,499,000	66	\$1,810,000	03/17/22
922 Fiesta Drive	San Mateo	3	2 0	21	1,280	\$1,378.91	5,000 (sf)	\$1,798,000	68	\$1,765,000	05/23/22
2034 Sullivan Street	San Mateo	3	2 0	11	1,500	\$1,116.67	5,000 (sf)	\$1,750,000	68	\$1,675,000	11/07/22
2081 Ginnever Street	San Mateo	4	2 0	37	1,340	\$1,208.96	5,000 (sf)	\$1,649,000	68	\$1,620,000	09/23/22
1031 Lafayette Street	San Mateo	3	2 0	12	1,530	\$1,045.75	5,000 (sf)	\$1,499,000	66	\$1,600,000	09/13/22
2280 Kent Street	San Mateo	3	2 0	14	1,560	\$971.15	5,000 (sf)	\$1,495,000	66	\$1,515,000	08/05/22
2010 Sullivan Street	San Mateo	3	2 0	7	1,500	\$1,000.00	5,000 (sf)	\$1,495,000	68	\$1,500,000	09/08/22
664 Bermuda Drive	San Mateo	3	2 0	34	1,210	\$1,041.32	5,200 (sf)	\$1,295,000	68	\$1,260,000	11/17/22
623 Bermuda Drive	San Mateo	3	2 0	8	1,280	\$976.56	5,300 (sf)	\$1,198,000	68	\$1,250,000	09/02/22

SOLD

# Listings:	15	AVG VALUES:	13	1,428	\$1,206.67	5,163 (sf)	\$1,611,867	68	\$1,711,067
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# Listings Total:	15	AVG VALUES FOR ALL:	13	1,428	\$1,206.67	5,163 (sf)	\$1,611,867	68	\$1,711,067
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Quick Statistics (15 Listings Total)			
	Min	Max	Median
List Price	\$1,198,000	\$1,950,000	\$1,639,000
Sale Price	\$1,250,000	\$2,081,000	\$1,765,000

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



FIESTA GARDENS HOMES
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SAN MATEO CA 94402-0288