

# Fiesta Bee



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 Paul McCann

September is go time for children to get back in school, fall sports are well under way and the demands at work increase as many people return to the office.

Of course, the weather along the San Francisco peninsula heats up with the offshore breezes and we get warmer evenings. It's a great time for activities around Fiesta Gardens.

- The pool will be open in the evenings and all weekend to cool off.
- On Labor Day weekend head over to Belmont for the 52nd Belmont Greek Festival to celebrate the best of Greek culture and food.
- Hillsdale, Aragon and San Mateo High Schools' will have many sports seasons underway Volleyball, Girl's Flag Football and Friday Night Lights Football.
- Serra still needs lights so they get rolled to Saturday day games.

It's a fun busy time with school back in session. The Fiesta Garden's soccer fields will be loaded with teams coming and going and kids riding all over the neighborhood. So keep your eyes up and phones down.

Lastly, let's root for the Giants to nab that 3rd wildcard spot in a tough division and for the Niners to start the season strong and stay healthy this season.

See you at the Friday Food Truck.



## Inside This Issue

|                                    |      |
|------------------------------------|------|
| President's Message                | 1    |
| Pool Operations                    | 2    |
| <i>Emergency Assessment Letter</i> | 3-5  |
| Calendar of Events                 | 5    |
| Board Meeting Minutes              | 6-8  |
| Board Meeting Agenda               | 8    |
| Financial Reports                  | 9-11 |
| Food Truck Fridays flyer           | 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, September 4**  
7PM at the Cabana and 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  
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- Secretary  
Pam Miller  
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- Bee Editor  
Eleni Hulman  
editor@fiestagardenshoa.com
- Webmaster  
Mariano Saenz  
webmaster@fiestagardenshoa.com

# Pool Operations

*By Steve Stanovcak*

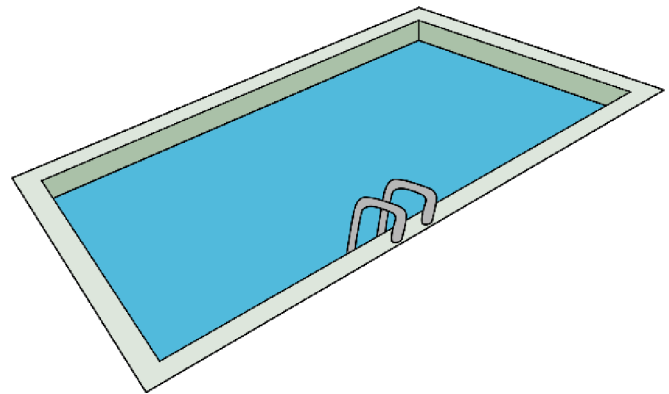


The pool hours have changed. These hours began on Monday, August 12th and will continue until Sunday, October 13th:

- Monday thru Friday 4:30 PM to 8:00 PM
- Saturday and Sunday 12:00 PM to 8:00 PM
- Lap swim Saturday and Sunday 11:00 AM to 12:00 PM

Please understand many of the lifeguard staff are college students who have already left for or will be leaving to go back to school. Some are high school students who are involved in after school sports. On occasion, the pool may not be able to open due to staffing. We will try to give notice as soon as possible by posting at the pool.

Please be aware of any suspicious activity when at the pool and do not hesitate to call the police. There was a wallet and purse stolen. Please go to our [website](#) and see the images of the possible suspect.



## FARMER'S MARKETS

*Check out the local farmer's markets that are still open and offering fabulous produce and other delicacies.*

**25th Avenue Farmers' Market**  
Tuesdays: 3:00 p.m. - 7:00 p.m. | May 7 - October 22  
Location: 194 W 25th Ave, San Mateo

**San Mateo Farmers' Market**  
Saturdays: 9:00 AM - 1:00 PM | Year Round  
Location: College of San Mateo, 700 West Hillsdale Boulevard

**Foster City Certified Farmers' Market**  
Saturdays: 9:00 AM - 1:00 PM  
Wednesdays 3:00 PM - 7:00 PM | Open Year Round  
Location: 1010 Metro Center Boulevard

**Belmont Certified Farmers' Market**  
Sundays: 9:00 AM - 1:00 PM | Year Round  
Location: El Camino Real and O'Neill Avenue



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](mailto:vp@fiestagardenshoa.com) if you are having issues with ManageCasa or your annual dues.

**Fiesta Gardens Homes Association**

PO Box 5288  
San Mateo, CA 94402

**INFORMATION ON THE EMERGENCY ASSESSMENT IN AUGUST 2024**

**Background:** Fiesta Gardens Homes Association (the “Association” or “HOA”) was incorporated in October 1955. The properties within the HOA were developed by Culligan and includes multi-residential units along Delaware St, all the apartments along 19th Ave, and many of the single-family homes and duplexes in Fiesta Gardens. It includes 489 properties, of which, there are 574 units.

Around 2017, a handful of FGHA members that were past due on their Annual Dues encouraged other members to stop paying their dues. These members stopped paying these dues, implying that their properties are not part of the HOA. These properties included all of the multi-residential units along Delaware, all the apartments along 19th Ave, and many of the single-family homes and duplexes in Fiesta Gardens #2 which is every property South of the creek.

**Impact:**

- Because these members stopped paying their dues, the Association was out of annual dues of \$100,000+.  
**Members who were current on their annual dues had to pay higher dues.**

**Board Actions / Decisions:**

- A collection agency was hired to seek out and collect these delinquent funds, and most of it was recovered.
- A suit was filed against a member who failed to pay their dues for the past 10+ years. Despite paying their dues in the past, they stopped paying and claimed that their properties are not part of the HOA.

**1. Why did the Board file suit against a member who was delinquent on their annual dues?**

- As stated above, the member was delinquent on their annual dues for 10+ years.
- They encouraged other members to stop paying their dues, and the Association was out of annual dues of \$100,000+.
- By allowing members to be delinquent on their Annual Dues, the members who were current on their Annual Dues will have to pay higher dues.

**2. Why did the Board vote on an Emergency Assessment?**

- Based on the advice of the HOA’s Attorney, FGHA budgeted \$30,000 in legal fees for 2024 in December 2023. The legal fees incurred as of July 2024 are approximately \$92,000.
- The Attorney explained that the legal fees incurred in 2024 were not reasonably foreseen when the annual budget was developed in December 2023 for the following reasons:
  - –Many of the relevant documents are about 70 years old. Many are missing from the Association’s records and recorder’s office;
  - –The Attorney was unable to obtain any meaningful clarifications about whether the property in question is intended to be part of the Association, and how Culligan, the original developer of Fiesta Gardens, seemingly annexed an entire subdivision into the Association, but yet some properties within that subdivision are not (and were never) part of the Association; *[Stated differently, there are official records that show that some*

**Fiesta Gardens Homes Association**

PO Box 5288

San Mateo, CA 94402

*properties developed in 1955 are clearly within the HOA, while other properties developed in 1956 had missing records to show that it is clearly within the HOA]*

- –No prior case reported in California that dealt with this exact issue;
- –The Attorney performed a very significant amount of research, which touched upon equitable servitudes, covenants running with the land and other complicated legal constructs.
- The HOA must pay the legal fees. If the operating funds are used to pay the legal fees, the HOA would not have sufficient funds to pay for landscaping, pool maintenance, lifeguard costs, etc. By using the Emergency Assessment, the HOA can act quickly to raise the funds to pay the legal fees and the general operating fees so members can enjoy the amenities during the summer.

**3. What did the Board consider as alternatives?**

- **Dropping the lawsuit:** The Board considered dropping the lawsuit, but in doing so, there is a risk that certain members will claim that their properties are not part of the HOA, or that their kids have grown up and they no longer use the amenities provided by the HOA. ***As a result, members will need to decide to higher annual dues or to give up the HOA amenities.***
- **Obtaining a loan:** Given that the HOA doesn't know when the lawsuit will be resolved, how much / when we can recover the money, we may need to raise funds when we have to repay the loan and loan interest. The interest rates in the current environment are higher than the past few years. Obtaining a loan also requires a vote, which would not allow the HOA to act quickly (see next bullet point). When members were asked how they would like to pay for the cabana, they voted against obtaining a loan.
- **Using a Special Assessment:** The Special Assessment requires the HOA members to vote. Using a Special Assessment takes time, and the HOA would need to stop providing the amenities because the HOA cannot afford them (e.g. water bills, pool maintenance, lifeguard, etc.). The HOA could incur more costs by lapsing on normal maintenance (e.g. grass dying, pool water out of balance, etc.) By using the Emergency Assessment, the HOA can raise the funds to pay the legal fees and the general operating fees so members can enjoy the amenities during the summer.
- **Requesting to pay the Attorney fees in installments/later:** The HOA asked if the Attorney would be willing to accept installment payments or wait until the final outcome. The Attorney does not have an official payment plan, but they are willing to wait for the funds from the Emergency Assessment. The Attorney is not willing to wait longer or until the final outcome. The Attorney does not accept contingent payments. That is, the HOA has to pay legal fees regardless of whether the HOA wins.

**4. Can we recover any of the legal fees?**

- If the HOA wins the suit, the HOA will be entitled to recovery of its “reasonable” attorneys’ fees, collection and other costs incurred.
- “Reasonable” is left to the discretion of the judge and almost never means “100%.”

- 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 amount will be applied to your Annual Due).

#### 5. When will we know the outcome of the case?

- There was a Court date scheduled for August 6, 2024, but that meeting has been delayed for reasons outside of our control.
- The HOA's Attorney has advised that the information about the case cannot be shared given that it is still pending.
- The Board will share information once the Court judgment is formally submitted.

## MONTHLY CALENDAR

### FIESTA GARDENS

September 4  
FGHA Board Meeting  
7 p.m., Zoom call and Cabana

September 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>

September 3, 16  
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)

\*\* August 5 REGULAR MEETING CANCELED

September 10, 24  
Planning Commission Meeting  
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.  
When: 7:00 p.m. - 9:00 p.m.

September 12, 19  
September Nights on B Street  
Family fun returns to B Street! Grab take-out from a local restaurant and enjoy outdoor dining in Downtown San Mateo in the pedestrian mall between First and Second Avenues. The street will be transformed into an outdoor dining pavilion with communal tables and chairs. A children's play area will be offered, and live music for fun-loving attendees of all ages! Beer and wine will be available for purchase.

When: 6:00 PM - 8:00 PM  
Where: B Street between 1st & 2nd avenues  
Activities: Live Music, Outdoor Dining, and Children's Play Area

# FGHA BOARD MEETING – July 10, 2024

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

The FGHA Board Meeting was called to order at 7:04pm. Board Members in attendance were, Steve Stanovcak – Pool Operations, Laurel Kent -- Social Director, Paul McCann -- President, Steve Muller - Pool Maintenance, Rich Neve -- Civics Director, and Christina Saenz -- Vice President.

## Special Guest Speakers

Michael Weinbauer, from the group San Mateans for Responsive Government addressed the members concerning the city possibly adjusting Measure Y's height limits and putting it on the ballot. SMRG feels that this is not necessary to address our housing issues. If the measure goes on the ballot in the fall SMRG feels we should vote no. You can learn more about this at [www.smartgrowthsm.com](http://www.smartgrowthsm.com).

Christina Horrisberger, the Assistant City Manager and Rob Newsom, our City Council member for our District 3 addressed members regarding the adjustment to Measure Y and possibly being put on the ballot. They feel it needs to be done so we can increase our housing to comply and be certified by the housing element. If we don't comply then we may be ineligible for certain funding. They feel the ballot is a compromise.

On Monday July 15<sup>th</sup> the City will decide if the new measure will be put on the November ballot. You can learn more about this at [www.cityofsanmateo.org](http://www.cityofsanmateo.org). You can also contact Rob Newsom at [Newsom@cityofsanmateo.org](mailto:Newsom@cityofsanmateo.org) as well as on his cell phone 415.710.9729.

June 5<sup>th</sup> Minutes-- On a motion duly made and seconded and approved by all Board Members, the June 5<sup>th</sup> minutes were approved.

## Financial /Vicky Nguyen

- June operating expenses \$77,300. This included \$35,300 in legal fees, \$17,600 for lifeguards, \$2,600 for audit and tax preparation and \$10,200 for parks.
- Cash in operating account is \$90,600.
- Cash in reserve and cabana fund account is \$101,000.
- Dues collected in June, \$2,600. As of the end of June we have collected a total of \$238,000 in dues. This is 98% of the total.
- Insurance for workers compensation for lifeguards was renewed. 2024-2025 premium of \$2,200 is lower than last year's premium of \$5,200 for equivalent coverage.
- No special assessments were collected in June. Two Members are making monthly payments and 2 are in collections. We have collected as of the end of June \$1,368,750.
- We have sold 111 bricks in total.

## BOARD REPORTS

### Pool Operations/Steve Stanovcak

- The pool had to be closed at times due to staffing and illnesses. We need to always have two lifeguards on duty.

### Civic/Rich Neve

- Nothing to report. Thank you to our invited speakers.

### Social Director/Laurel Kent

- Looking into having an end of the summer pool party. Date to be announced.
- Food truck Fridays are continuing through September.

### Parks Director/Roland Bardony - Not in attendance

- Paul read Rolands's report. The bioswale is done. Because of the debris getting into the sprinklers supply lines parts of the lawn are yellow, we had to water extra to help the lawn come back. Watering is back to normal now.

### Pool Maintenance/Steve Muller

- Nothing to report.

### Christina Saenz/Vice President

- Nothing to report

### Paul McCann /President

- Nothing to report.

## NEW BUSINESS None

## OLD BUSINESS

### Cabana Renovation Update

The San Mateo Environmental Health did an inspection. They inspect all private and public pools. We need to take care of some things to meet new requirements. We can no longer have the door to the pool open. If the pool gate is shut it doesn't mean that

the pool is closed. We also need to update diving signs as well as a few other items. We also received our Temporary Certificate of Occupancy which lasts for 90 days. It has also been mentioned that the cabana remains open all the time. Concerns are how will it be left as far as cleanliness if people are allowed to go in and out all day.

#### Miscellaneous Business and Comments

It was discussed whether we would start monthly board meetings in person again and if so, will it also be available on Zoom. Now there is no Wi-Fi in the cabana so we wouldn't be able to Zoom. We will discuss it at a future meeting.

The next Meeting will be held on Zoom, Wednesday, August 7th, at 7pm. The meeting was adjourned at 8:38pm.

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## FGHA BOARD MEETING – August 7, 2024

*Unapproved 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 Bardony -- Parks Director, and Christina Saenz -- Vice President.

**July 10<sup>th</sup> Minutes**– On a motion duly made and seconded and approved by all Board Members, the July 10<sup>th</sup> 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.

#### 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.

*Continued on page 8*

**August Minutes** *From page 7***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.

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**Fiesta Gardens Homes Association  
Monthly Board Meeting Agenda  
Wednesday, September 4, 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.
6. Old Business
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed



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

| Current Period                                 |                    |                     | Description                        | Year To Date         |                      |                     | 2024 Budget          |
|--|--------------------|---------------------|------------------------------------|----------------------|----------------------|---------------------|----------------------|
| Actual   | Budget             | Variance            |                                    | Actual               | Budget               | Variance            |                      |
| <b>INCOME</b>                                  |                    |                     |                                    |                      |                      |                     |                      |
| <u>Operating Revenue</u>                       |                    |                     |                                    |                      |                      |                     |                      |
| 3,024.00                                       |                    | 3,024.00            | Regular Assessments                | 243,648.00           | 242,352.00           | 1,296.00            | 242,352.00           |
| 60.00  | 60.00              | 0.00                | Bee Ads                            | 510.00               | 420.00               | 90.00               | 720.00               |
| 10,880.00                                      | 5,666.67           | 5,213.33            | Swim School                        | 11,990.00            | 5,666.67             | 6,323.33            | 17,000.00            |
|  |                    | 0.00                | Guest Passes                       | 0.00                 |                      | 0.00                | 900.00               |
| 1,710.00                                       |                    | 1,710.00            | Pool Party                         | 7,090.00             |                      | 7,090.00            | 12,500.00            |
| 15,674.00                                      | 5,726.67           | 9,947.33            | <b>Subtotal</b>                    | <b>263,238.00</b>    | <b>248,438.67</b>    | <b>14,799.33</b>    | <b>273,472.00</b>    |
| <u>Interest, Late Charges, Collection Fees</u> |                    |                     |                                    |                      |                      |                     |                      |
| 14.04  | 8.33               | 5.71                | Interest Inc - Operating Fund      | 143.64               | 58.33                | 85.31               | 100.00               |
| 172.46   | 83.33              | 89.13               | Interest Inc - Repl. Res. Fund     | 1,234.82             | 583.33               | 651.49              | 1,000.00             |
|  | 0.00               | 0.00                | Interest - Collections             | 0.00                 | 0.00                 | 0.00                |                      |
| 43.20  | 83.33              | (40.13)             | Late Charges                       | 399.60               | 583.33               | (183.73)            | 1,000.00             |
|  |                    | 0.00                | Misc Income - Copy Bank Statements | 0.00                 |                      | 0.00                |                      |
|  |                    | 0.00                | Collection Charges                 | 262.20               |                      | 262.20              |                      |
| 229.70   | 175.00             | 54.70               | <b>Subtotal</b>                    | <b>2,040.26</b>      | <b>1,225.00</b>      | <b>815.26</b>       | <b>2,100.00</b>      |
| <b>\$ 15,903.70</b>                            | <b>\$ 5,901.67</b> | <b>\$ 10,002.03</b> | <b>Total Income</b>                | <b>\$ 265,278.26</b> | <b>\$ 249,663.67</b> | <b>\$ 15,614.59</b> | <b>\$ 275,572.00</b> |
| <b>EXPENSES</b>                                |                    |                     |                                    |                      |                      |                     |                      |
| <u>Lifeguard Expense</u>                       |                    |                     |                                    |                      |                      |                     |                      |
| 18,580.56                                      | 23,571.43          | 4,990.87            | Lifeguards                         | 36,829.13            | 23,571.43            | (13,257.70)         | 55,000.00            |
| 186.08   | 441.67             | 255.59              | Insurance Exp - WIC                | 2,555.98             | 3,091.67             | 535.69              | 5,300.00             |
| 1,830.24                                       | 1,714.29           | (115.95)            | Payroll Taxes                      | 3,932.39             | 1,714.29             | (2,218.10)          | 6,000.00             |
| 272.00   | 145.83             | (126.17)            | Payroll Service                    | 912.00               | 1,020.83             | 108.83              | 1,750.00             |
| 20,868.88                                      | 25,873.21          | 5,004.33            | <b>Subtotal</b>                    | <b>44,229.50</b>     | <b>29,398.21</b>     | <b>(14,831.29)</b>  | <b>68,050.00</b>     |
| <u>Pool Expense</u>                            |                    |                     |                                    |                      |                      |                     |                      |
| 2,283.00                                       | 1,100.00           | (1,183.00)          | Pool & Spa - Monthly Service       | 6,783.00             | 7,700.00             | 917.00              | 13,200.00            |
| 274.05   | 416.67             | 142.62              | Pool & Spa - Chemicals             | 885.75               | 2,916.67             | 2,030.92            | 5,000.00             |
| 7,355.23                                       | 375.00             | (6,980.23)          | Pool & Spa - Repairs               | 7,355.23             | 2,625.00             | (4,730.23)          | 4,500.00             |
| 1,162.21                                       | 333.33             | (828.88)            | Pool & Spa - Supplies & Other      | 3,010.32             | 2,333.33             | (676.99)            | 4,000.00             |
|  | 70.83              | 70.83               | Wristbands                         | 343.90               | 495.83               | 151.93              | 850.00               |
| 11,074.49                                      | 2,295.83           | (8,778.66)          | <b>Subtotal</b>                    | <b>18,694.26</b>     | <b>16,070.83</b>     | <b>(2,623.43)</b>   | <b>27,550.00</b>     |
| <u>Park Expense</u>                            |                    |                     |                                    |                      |                      |                     |                      |
| 614.00   | 650.00             | 36.00               | Landscape-Contract                 | 4,514.00             | 4,550.00             | 36.00               | 7,800.00             |
| 650.00   | 500.00             | (150.00)            | Common Area - Maintenance          | 13,634.47            | 3,500.00             | (10,134.47)         | 6,000.00             |
| 184.99   | 55.00              | (129.99)            | Pest Control                       | 537.97               | 385.00               | (152.97)            | 660.00               |
| 842.80   | 833.33             | (9.47)              | Cabana Supplies and Equipment      | 13,559.28            | 5,833.33             | (7,725.95)          | 10,000.00            |
| 0.00   | 83.33              | 83.33               | Tennis Court- Service & Repair     | 870.47               | 583.33               | (287.14)            | 1,000.00             |
| 2,291.79                                       | 2,121.67           | (170.12)            | <b>Subtotal</b>                    | <b>33,116.19</b>     | <b>14,851.67</b>     | <b>(18,264.52)</b>  | <b>25,460.00</b>     |
| <u>Utilities</u>                               |                    |                     |                                    |                      |                      |                     |                      |
| 1,371.39                                       | 625.00             | (746.39)            | Gas                                | 2,528.95             | 4,375.00             | 1,846.05            | 7,500.00             |
| 1,733.99                                       | 1,000.00           | (733.99)            | Electricity                        | 5,098.92             | 7,000.00             | 1,901.08            | 12,000.00            |
| 329.93   | 208.33             | (121.60)            | Refuse                             | 1,487.51             | 1,458.33             | (29.18)             | 2,500.00             |
| 272.19   | 275.00             | 2.81                | Telephone & Internet               | 1,904.70             | 1,925.00             | 20.30               | 3,300.00             |

|                                |                       |                       |                                   |                      |                      |                       |                      |
|--------------------------------|-----------------------|-----------------------|-----------------------------------|----------------------|----------------------|-----------------------|----------------------|
| 4,256.23                       | 1,833.33              | (2,422.90)            | Water                             | 12,143.73            | 12,833.33            | 689.60                | 22,000.00            |
| 110.00                         |                       | (110.00)              | Clubhouse Facilities              | 550.00               |                      | (550.00)              | 0.00                 |
| 8,073.73                       | 3,941.67              | (4,132.06)            | Subtotal                          | 23,713.81            | 27,591.67            | 3,877.86              | 47,300.00            |
| <b>Administrative Expenses</b> |                       |                       |                                   |                      |                      |                       |                      |
| 0.00                           | 2,590.00              | 2,590.00              | Audit & Tax Preparation           | 2,645.00             | 875.00               | (1,770.00)            | 1,500.00             |
| 0.00                           | 16.67                 | 16.67                 | Civic Expenses                    | 99.00                | 116.67               | 17.67                 | 200.00               |
| 299.66                         | 333.33                | 33.67                 | D & O Ins. Expense                | 2,097.67             | 2,333.33             | 235.66                | 4,000.00             |
| 1,298.92                       | 1,458.33              | 159.41                | Insurance Expense                 | 8,124.09             | 10,208.33            | 2,084.24              | 17,500.00            |
| 0.00                           | 41.67                 | 41.67                 | Mallings, Postage & Copies        | 32.28                | 291.67               | 259.39                | 500.00               |
| 749.59                         | 416.67                | (332.92)              | Meeting Expenses/Social Functions | 1,155.96             | 2,916.67             | 1,760.71              | 5,000.00             |
| 425.00                         | 425.00                | 0.00                  | Newsletter Editor                 | 2,975.00             | 2,975.00             | 0.00                  | 5,100.00             |
| 44.43                          | 25.00                 | (19.43)               | Newsletter Postage/ Printing      | 300.53               | 175.00               | (125.53)              | 300.00               |
| 221.85                         | 208.33                | (13.52)               | Office Supplies                   | 1,822.65             | 1,458.33             | (364.32)              | 2,500.00             |
| 1.79                           | 158.33                | 156.54                | Payment Processing Fees           | 3,756.71             | 1,108.33             | (2,648.38)            | 1,900.00             |
| 0.00                           | 83.33                 | 83.33                 | Permits & License                 | 0.00                 | 583.33               | 583.33                | 1,000.00             |
| 26,489.49                      | 6,000.00              | (20,489.49)           | Professional Services             | 92,693.96            | 30,000.00            | (62,693.96)           | 30,000.00            |
| 0.00                           | 833.33                | 833.33                | Reserve Study                     | 0.00                 | 5,833.33             | 5,833.33              | 10,000.00            |
| 300.00                         | 300.00                | 0.00                  | Secretary                         | 2,100.00             | 2,100.00             | 0.00                  | 3,600.00             |
| 0.00                           | 125.00                | 125.00                | Taxes - Income                    | 0.00                 | 875.00               | 875.00                | 1,500.00             |
| 0.00                           | 1,250.00              | 1,250.00              | Taxes - Property                  | 7,842.24             | 8,750.00             | 907.76                | 15,000.00            |
| 2,000.00                       | 1,000.00              | (1,000.00)            | Treasurer                         | 13,000.00            | 7,000.00             | (6,000.00)            | 12,000.00            |
| 0.00                           | 25.00                 | 25.00                 | Web Site                          | 275.88               | 175.00               | (100.88)              | 300.00               |
| 31,830.73                      | 15,373.33             | (16,457.40)           | Subtotal                          | 138,920.97           | 78,275.00            | (60,645.97)           | 112,900.00           |
| <b>\$ 74,139.62</b>            | <b>\$ 49,605.71</b>   | <b>\$ (24,533.91)</b> | <b>Total Expenses</b>             | <b>\$ 258,674.73</b> | <b>\$ 166,187.38</b> | <b>\$ (92,487.35)</b> | <b>\$ 281,260.00</b> |
| <b>\$ (58,235.92)</b>          | <b>\$ (43,704.05)</b> | <b>\$ (14,531.87)</b> | <b>Net Income</b>                 | <b>\$ 6,603.53</b>   | <b>\$ 83,476.29</b>  | <b>\$ (76,872.76)</b> | <b>\$ (5,688.00)</b> |

| <b>INCOME</b>   |                |                |                                  |                        |                        |                        |                        |
|-----------------|----------------|----------------|----------------------------------|------------------------|------------------------|------------------------|------------------------|
| 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           | Brick Fundraiser                 | 27,175.00              |                        | 27,175.00              |                        |
| <b>\$ 0.00</b>  | <b>\$ 0.00</b> | <b>\$ 0.00</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>\$ 0.00</b>  | <b>\$ 0.00</b> | <b>\$ 0.00</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            |                | 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           | Brick Fundraiser Expenses        | 4,514.31               | 0.00                   | (4,514.31)             |                        |
| <b>\$ -</b>     | <b>\$ -</b>    | <b>\$ -</b>    | <b>Total Expenses</b>            | <b>\$1,802,559.60</b>  | <b>\$ 1,675,797.00</b> | <b>\$ (126,762.60)</b> | <b>\$1,675,797.00</b>  |
| <b>\$ -</b>     | <b>\$ -</b>    | <b>\$ -</b>    | <b>Net Income</b>                | <b>\$ (406,634.60)</b> | <b>\$ (375,797.00)</b> | <b>\$ (30,837.60)</b>  | <b>\$ (375,797.00)</b> |

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

| <b>ASSETS</b>                             |                        |
|---|------------------------|
| <b>CURRENT ASSETS</b>                     |                        |
| Cash - Operating Fund                     | 40,241.44              |
| Cash - Reserve Fund                       | 101,703.02             |
| Accounts Receivable                       | 7,214.20               |
| Accounts In Collection                    | 19,289.60              |
| Due From ManageCasa                       | 432.00                 |
| Construction Refundable Deposit           | 10,000.00              |
| Other Current Assets                      | 16,135.80              |
| <b>TOTAL CURRENT ASSETS</b>               | <b>\$ 195,016.06</b>   |
| <b>FIXED ASSETS</b>                       |                        |
| New Cabana Costs to Date                  | 1,786,536.39           |
| HOA All in One Property Management System | 5,525.00               |
| <b>TOTAL FIXED ASSETS</b>                 | <b>\$ 1,792,061.39</b> |
| <b>TOTAL ASSETS</b>                       | <b>\$ 1,987,077.45</b> |
| <b>LIABILITIES AND FUND BALANCE</b>       |                        |
| <b>LIABILITIES</b>                        |                        |
| Accounts Payable                          | 62,181.42              |
| Accrued Expenses                          | 2,846.92               |
| Payroll Liabilities                       | 2,375.77               |
| Construction Contract Retention Payable   | 15,994.13              |
| <b>TOTAL LIABILITIES</b>                  | <b>\$ 83,398.24</b>    |
| <b>FUND BALANCE</b>                       |                        |
| Current Year Net Income/Loss              | 1,897,075.68           |
| <b>TOTAL FUND BALANCE</b>                 | <b>\$ 6,603.53</b>     |
| <b>TOTAL LIABILITIES AND EQUITY</b>       | <b>\$ 1,987,077.45</b> |



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

Coldwell Banker International President's Circle



## "MAJOR SHIFT IN REAL ESTATE: THE BIGGEST CHANGE SINCE THE INTERNET"



Starting August 17th, a major change affects residential real estate transactions in the U.S. Due to a federal lawsuit, Realtors® are now mandated to have buyer agreements in place to show properties. These agreements will specify the compensation arrangement between the buyer and their agent. Although this payment cannot be directly included in the loan amount, buyers can either negotiate a concession with the

seller or pay the agent directly at closing. This ruling introduces significant updates to required forms. For more details on how this might impact your home buying or selling process, please contact me to discuss your specific situation.

### YTD FIESTA GARDENS SALES

| ACTIVE               |           |                     |     |       |       |            |            |             |             |                      |             |
|----------------------|-----------|---------------------|-----|-------|-------|------------|------------|-------------|-------------|----------------------|-------------|
| Address              | City      | Bd                  | Ba  | D.O.M | SqFt  | \$/Sq Ft   | Lot (SF)   | List Price  | Age         |                      |             |
| 2235 Southampton Way | San Mateo | 3                   | 2 0 | 8     | 1,530 | \$1,168.63 | 5,000 (sf) | \$1,788,000 | 68          |                      |             |
| 2224 Salisbury Way   | San Mateo | 3                   | 3 0 | 93    | 1,380 | \$1,266.67 | 5,859 (sf) | \$1,748,000 | 68          |                      |             |
| ACTIVE               |           |                     |     |       |       |            |            |             |             |                      |             |
| # Listings:          | 2         | AVG VALUES:         |     |       | 51    | 1,455      | \$1,217.65 | 5,430 (sf)  | \$1,768,000 | 68                   |             |
| SOLD                 |           |                     |     |       |       |            |            |             |             |                      |             |
| Address              | City      | Bd                  | Ba  | D.O.M | SqFt  | \$/Sq Ft   | 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 | 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:          | 5         | AVG VALUES:         |     |       | 17    | 1,477      | \$1,182.37 | 5,185 (sf)  | \$1,576,778 | 69                   | \$1,736,200 |
| # Listings Total:    | 7         | AVG VALUES FOR ALL: |     |       | 27    | 1,471      | \$1,192.45 | 5,255 (sf)  | \$1,631,413 | 68                   | \$1,736,200 |

| Quick Statistics ( 7 Listings Total ) |             |             |             |
|---------------------------------------|-------------|-------------|-------------|
|                                       | Min         | Max         | Median      |
| List Price                            | \$1,249,000 | \$1,888,000 | \$1,748,000 |
| Sale Price                            | \$1,501,000 | \$2,050,000 | \$1,690,000 |

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



**COLDWELL BANKER**  
REALTY

FIESTA GARDENS HOA PRESENTS



# FOOD TRUCK

*fridays*

**4 - 8 PM**

- |             |                               |
|-------------|-------------------------------|
| JULY 12     | FRESH CATCH POKE              |
| JULY 19     | SAM'S CHOWDER MOBILE          |
| JULY 26     | SILVA'S, A MEXICAN KITCHEN    |
| AUGUST 2    | MB'S PLACE                    |
| AUGUST 9    | TA'CONTRERAS* (4-7 PM)        |
| AUGUST 16   | MOZZERIA                      |
| AUGUST 23   | SATAY BY THE BAY              |
| SEPTEMBER 6 | LATIN FLAVOR CUISINE HONDURAS |

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