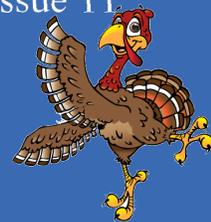




November Newsletter
Volume LXIX Issue 11



A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
PO Box 5288, San Mateo CA 94402

www.FiestaGardensHoa.com
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President's Message

By Paul McCann

Daylight Saving Time is over, the leaves are falling and Fall sports are wrapping up. Change is in the air and so too at the Fiesta Gardens Homes Association. A special thanks to our Treasurer Vicki Nguyen for her tireless effort to keep the HOA on a strong financial footing for years to come. Vicki's skill set in navigating issues with attorneys, the City, insurers and vendors was extraordinary and we were well served by her work. We are in your debt and thank you for your service. Best of success as you transition away from the Treasurer position.

In place of Vicki Nguyen, we are welcoming Common Interest Management Services (<https://commoninterest.com/accounting-services/>) onboard to accomplish the accounting services for the Fiesta Gardens Homes Association. We will be assigned a community manager who will attend our meetings from time to time. Welcome aboard Common Interest Management Services.

With the time changes and night falling earlier please slow down and be mindful driving with the little bikers, dog walkers and folks in the neighborhood. I hope that everyone has a wonderful Thanksgiving meal and are looking forward to the Niners getting healthy and continuing their Quest for a Sixth Lombardi Trophy.

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

www.FiestaGardensHoa.com

Pool Operations

By Steve Stanovcak

The pool is now closed for the season. We apologize that we had to close the pool a few weeks early. We had a mechanical issue that required repair. By the time the part was ordered, received and installed would have brought us right up to our closing date.



I want to thank our head lifeguard Catie Cortesse, all of our lifeguards, and all of those who volunteered over the summer whether it be, collecting guest fees, supporting the lifeguards or doing a little extra around the pool.



The next Board meeting will be
Wednesday, November 5
7PM at the Cabana

FGHA Board of Directors

President
Paul McCann
president@fiestagardenshoa.com

Vice President
Christina Saenz
vp@fiestagardenshoa.com

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Pool Operations
Steve Stanovcak
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Pool Maintenance
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Social Director
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Board Members Needed

Steve Stanovcak

We are in need of new board members. Five of the seven board positions need to be filled in January. The positions are President, Vice President, Social Director, Civics, Parks, Pool Operations, and Pool Maintenance. All of these positions are 2-year terms.

Meetings are once a month, though sometimes the Board has to meet more during the month for a number reasons including emergency repairs, signing contracts with vendors, handling delinquent assessments, employee issues, litigations, and the list goes on.

When you fill a board position, the first job is to be a board member and represent the association. You must learn the Fiesta Gardens HOA's By-Laws and CC&R's, subscribe to Adams-Sterling and learn HOA laws and rules, attend

meetings (preferably in-person to come and meet your neighbors), respond to emails from residents and other board members. There are many other responsibilities to list as board member.

Some board positions have a 2nd part.

Civics: Attend monthly city hall meeting, become a member of San Mateo United Homeowners Association and meet with other HOA's throughout San Mateo and learn what may be affecting other neighborhoods, and the list goes on.

Parks: Work closely with our gardening service, maintain the kiddy park, grass area, tennis courts, work with vendors for other work and the list goes on.

Social: Plan social events throughout the year and hope you get enough volunteers to help.

Pool Maintenance: Maintain the pools. We do have a pool company to do checks and keep the pool chemicals at safe levels. The service only comes out on a scheduled time line. It is up to the pool maintenance board member to constantly check on our pools, add water, back flush the systems, general maintenance and fill in the gaps in-between when the pool service comes. Our current system is antiquated and takes constant monitoring from our pool maintenance member, and the list goes on.

Pool Operations: Hiring of a head lifeguard and lifeguards, oversee the general operations of the pool, work closely with the head lifeguard, distribute pool wristbands throughout the pool season, general maintenance and the list goes on.

Not to scare you away in any means, but if you are serious about joining the board, please come to a meeting and actually talk to a board member who is doing the job right now. Please don't be fooled or misinformed by someone who is out there only giving you limited information. As a board member of Fiesta Gardens HOA, I can say it is a rewarding job as a volunteer to represent our wonderful neighborhood.

Remember, you volunteered for a board position, you must be involved. Being silent on matters that affect the neighborhood is not being responsible.



Fiesta Gardens Homes Association In Balance Sheet

As of September 30, 2025

ASSETS	as of 8/31/25	MoM flux	2025 Comments	
CURRENT ASSETS				
Cash - Operating Fund	91,505	59,409	32,096	Transfer \$50K from Reserve Fund and normally recurring expenses
Cash - Reserve Fund	164,873	214,639	(49,766)	Transfer \$50K to Op Fund
Accounts Receivable: Other	32	(190)	222	
Accounts Receivable 2025 Dues	12,614	12,914	(300)	
A/R (Emergency Assessment)	5,115	5,280	(165)	
A/R 2024 and prior periods	11,382	11,217	165	
Other Current Assets	13,322	14,968	(1,646)	
TOTAL CURRENT ASSETS	298,843	318,237	(19,394)	
FIXED ASSETS				
New Cabana Costs to Date	1,793,804	1,793,804	0	
HOA All in One Property Management System	5,525	5,525	0	
TOTAL FIXED ASSETS	1,799,329	1,799,329	0	
TOTAL ASSETS	2,098,172	2,117,566	(19,394)	
LIABILITIES AND FUND BALANCE	as of 8/31/25	MoM flux	2025 Comments	
LIABILITES				
Accounts Payable	3,218	2,637	581	
Payroll Taxes Payable	(466)	(466)	(0)	
Accrued Expenses	2,847	2,847	0	
Prepaid Assessments	99,300	99,300	0	
Construction Contract Retention Payable	5,325	5,325	0	
TOTAL LIABILITIES	110,223	109,642	581	
FUND BALANCE				
Current Year Net Income/Loss	138,987	158,962		
TOTAL FUND BALANCE	1,987,949	2,007,924		
TOTAL LIABILITIES AND EQUITY	2,098,172	2,117,566		

Fiesta Gardens Homes Association Inc.
Profit and Loss
September 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
Income								
<u>Operating Revenue</u>								
333		333	Regular Assessments	294,318	290,822	3,496	290,822	monthly paymts
1,600	992	608	Clubhouse Rental (Pool Party)	25,370	8,928	16,442	11,904	more rentals + inc. fees
593	183	410	Guest Passes	2,580	825	1,755	1,100	\$644 cash from 2024
60	60	0	Bee Ads	780	540	240	720	
(259)		(259)	Swim School	31,454	15,910	15,544	15,910	refunds due to closure
2,327	1,235	1,091	Subtotal	354,502	317,025	37,476	320,456	
<u>Interest, Late Charges, Collection Fees</u>								
234	42	192	Interest Inc - Repl. Res. Fund	1,373	375	998	500	
0	83	(83)	Late Charges	9,857	750	9,107	1,000	settlement of lawsuit
5,000	0	5,000	Misc Income	10,519	0	10,519	0	primarily settlm't of lawsuit
0	8	(8)	Collection Charges	0	75	(75)	100	
5,234	133	5,101	Subtotal	21,749	1,200	20,549	1,600	
7,561	1,369	6,192	Total Income	376,250	318,225	58,025	322,056	
Expenses								
<u>Lifeguard Expense</u>								
8,084	11,437	3,353	Lifeguards	60,156	51,467	(8,689)	57,186	wage inc by \$1, more hrs
0	293	293	Insurance Exp - W/C	1,573	2,639	1,066	3,518	qtrly pymt in Jan, Apr, Jul, Oct
761	494	(268)	Payroll Taxes	5,821	6,519	698	5,926	
193	167	(26)	Payroll Service	2,121	1,502	(619)	2,003	more lifeguards
9,039	12,391	3,352	Lifeguard Expense Subtotal	69,670	62,127	(7,544)	68,633	
<u>Pool Expense</u>								
3,587	1,863	(1,724)	Pool Expense total	27,339	16,766	(10,573)	22,355	Special Assmt req'd for repairs
<u>Park Expense</u>								
650	670	20	Landscape-Contract	6,971	6,026	(946)	8,034	
225	0	(225)	Common Area - Maintenance	846	0	(846)	0	Special Assmt req'd
0	78	78	Pest Control	612	701	89	935	qtrly pymt in Jan, Apr, Jul, Oct
930	0	(930)	Cabana Supplies and Equipment	7,057	0	(7,057)	0	cleaning services pd by inc. cabana fees
0	0	0	Tennis Court- Service & Repair	0	0	0	0	Special Assmt req'd
1,805	747	(1,058)	Park Expense Subtotal	15,486	6,727	(8,759)	8,969	

Fiesta Gardens Homes Association Inc.
Profit and Loss
September 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
			<u>Utilities</u>					
503	720	216	Gas	3,097	6,476	3,378	8,634	
1,917	1,299	(617)	Electricity	14,155	11,693	(2,463)	15,590	
193	216	23	Refuse	1,855	1,947	92	2,596	
272	280	8	Telephone & Internet	2,452	2,523	71	3,364	
2,441	1,833	(608)	Water	16,191	16,500	309	22,000	
0	525	525	Clubhouse Facilities (alarm)	880	4,729	3,849	6,305	
5,436	4,874	(562)	Utilities Subtotal	38,741	43,867	5,126	58,489	
			<u>Administrative Expenses</u>					
1,640	220	(1,420)	Audit & Tax Preparation	1,640	1,984	344	2,645	
0	8	8	Civic Expenses	0	75	75	100	
0	0	0	Collection Expenses	0	0	0	0	
348	333	(14)	D & O Ins. Expense	2,889	3,000	111	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	11,690	13,125	1,435	17,500	
0	42	42	Mailings, Postage & Copies	252	375	123	500	
60	250	190	Meeting Expenses/Social Functions	741	2,250	1,509	3,000	
425	425	0	Newsletter Editor	3,825	3,825	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	585	466	780	
328	293	(35)	Office Software & Supplies	2,832	2,641	(191)	3,521	
46		(46)	Payment Processing Fees	6,723	5,300	(1,423)	5,300	QB fees
35			Permits & License	35	30	(5)	40	
230	0	(230)	Professional Services	22,436	0	(22,436)	0	legal fees from 2024 + foreclosure; Special Assmt req'd
0	74	74	Reserve Study	0	668	668	890	
300	300	0	Secretary	2,700	2,700	0	3,600	
0	125	125	Taxes - Income	0	1,125	1,125	1,500	
0	2,000	2,000	Taxes - Property	11,822	18,000	6,178	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	18,000	18,000	0	24,000	
0	44	44	Web Site	324	395	71	526	
6,711	7,639	963	Admin Expenses Subtotal	86,027	74,077	(11,951)	97,002	
26,578	27,514	971	Total Expenses	237,263	203,563	(33,700)	255,448	
(19,017)	(26,145)	7,128	Net Income	138,987	114,662	24,325	66,608	

2025 Projected Operating Results

2026 Preliminary Budget

Description	Actual 9/30/25	Projected 3 months	Projected Total '25	Approved 2025 Budget
Income				
<u>Operating Revenue</u>				
Regular Assessments	294,318	855	295,173	290,822
Clubhouse Rental (Pool Party)	25,370	1,800	27,170	11,904
Guest Passes	2,580	0	2,580	1,100
Bee Ads	780	180	960	720
Swim School	31,454	0	31,454	15,910
Subtotal	354,502	2,835	357,337	320,456
<u>Interest, Late Charges, Collection Fees</u>				
Interest Inc - Repl. Res. Fund	1,373	300	1,673	500
Late Charges	9,857	0	9,857	1,000
Misc Income	10,519	10,000	20,519	0
Collection Charges	0		0	100
Subtotal	21,749	10,300	32,049	1,600
Total Income	376,250	13,135	389,385	322,056
Expenses				
<u>Lifeguard Expense</u>				
Lifeguards	60,156	8,084	68,240	57,186
Insurance Exp - W/C	1,573	456	2,029	3,518
Payroll Taxes	5,821	761	6,582	5,926
Payroll Service	2,121	193	2,314	2,003
Lifeguard Expense Subtotal	69,670	9,495	79,165	68,633
<u>Pool Expense</u>				
Pool Expense	27,339	8,279	35,618	22,355
Pool Equipment				0
Pool Expense Subtotal	27,339	8,279	35,618	22,355
<u>Park Expense</u>				
Landscape-Contract	6,971	1,950	8,921	8,034
Common Area - Maintenance	846	0	846	0
Pest Control	612	204	816	935
Cabana Supplies and Equipment	7,057	990	8,047	0
Tennis Court- Service & Repair	0	0	0	0
Park Expense Subtotal	15,486	3,144	18,630	8,969
<u>Utilities</u>				
Gas	3,097	1,032	4,129	8,634
Electricity	14,155	5,751	19,906	15,590
Refuse	1,855	579	2,434	2,596
Telephone & Internet	2,452	817	3,269	3,364
Water	16,191	5,397	21,588	22,000
Clubhouse Facilities (alarm)	880	330	1,210	6,305
Utilities Subtotal	38,741	13,906	52,647	58,489

Proposed Budget	Comments (amts rounded)
rounded	
348,900	\$622 annual payment or \$57 per month 20% increase, 561 Dues Paying Units Same as Last Year (SALY)
27,100	2025 projected
2,500	2025 projected
900	2025 projected
30,000	Based on 2025
409,400	
1,200	Decreasing Balances
9,800	Late fees
0	lawsuit settlement completed
300	Collection for delinquent balances
11,300	
420,700	
rounded	
70,500	+\$1 inc/ hr; \$200 for headguard
3,000	2025 proj + budget
7,000	2025 Actual + 3%
2,300	2025 Actual + 3%
82,800	
36,700	2025 Actual + 3%; open for feedback
9,000	replace lounge chairs
45,700	
10,300	Rates incr. ~20% from \$650 to \$775
1,900	2025 Actual + 3% + \$1,000 park repairs
800	2025 Actual + 3%
8,300	2025 Actual + 3%
1,500	replace tennis / pickleball nets
22,800	
4,300	2025 Actual + 3%
20,500	2025 Actual + 3%
2,500	2025 Actual + 3%
3,400	2025 Actual + 3%
22,200	2025 Actual + 3%
1,200	2025 Actual + 3%
54,100	

2025 Projected Operating Results

Description	Actual 9/30/25	Projected 3 months	Projected Total '25	Approved 2025 Budget
Administrative Expenses				
Audit & Tax Preparation	1,640	0	1,640	2,645
Civic Expenses	0	0	0	100
Collection Expenses	0	0	0	0
D & O Ins. Expense	2,889	1,043	3,931	4,000
Insurance Expense	11,690	3,897	15,587	17,500
Mailings, Postage & Copies	252	0	252	500
Meeting Expenses/Social Functions	741	2,000	2,741	3,000
Newsletter Editor	3,825	1,275	5,100	5,100
Newsletter Postage/ Printing	119	0	119	780
Office Software & Supplies	2,832	980	3,812	3,521
Payment Processing Fees	6,723	148	6,871	5,300
Permits & License	35		35	40
Professional Services	22,436	0	22,436	0
Reserve Study	0	890	890	890
Secretary	2,700	900	3,600	3,600
Taxes - Income	0	400	400	1,500
Taxes - Property	11,822	15,240	27,062	24,000
Treasurer	18,000	6,000	24,000	24,000
Web Site	324	0	324	526
Admin Expenses Subtotal	86,027	32,773	118,800	97,002
Total Expenses	237,263	67,596	304,859	255,448
Net Income	138,987	(54,461)	84,526	66,608

2026 Preliminary Budget

Proposed Budget	Comments (amts rounded)
1,650	Financial review (not financial audit)
300	inc' per HOA mtg
0	
4,000	2025 Actual + 3%
16,100	2025 Actual + 3%
300	2025 Actual + 3%
5,000	revert back to prior years' budget, incl events for seniors
5,100	SALY
100	
5,500	QB charge may need to revisited; Google Workspace, cancel GoDaddy
8,600	QB charge of 3%
0	
5,000	decr from actual; legal fees for lawsuit collection
900	reserve study w/o a site visit
3,600	SALY
400	
30,900	property tax incr. due to sewer charge
24,000	SALY
335	cancel GoDaddy; use Google workspace
111,785	
317,185	
103,515	

MONTHLY CALENDAR

FIESTA GARDENS

November 5
 FGHA Board Meeting
 7 p.m., at the Cabana

When: 5:30 PM - 7:00 PM (Special Meeting)
 7:00 PM - 9:00 PM (regular Meeting)

November 15

Deadline to get articles and ads to Bee Editor.

November 27

Turkey Trot
 Where: Fiesta Meadows track
 When: 9 a.m.
 See flyer on page 13

November 5, 13

The 19th Avenue and Fashion Island Boulevard Multimodal Improvements Project

This project aims to improve traffic congestion while enhancing safety, connectivity, and access for people walking, biking, driving, and taking transit. The Project includes targeted roadway and intersection improvements to support safer, more reliable and efficient travel for all users.

In-person workshop:

Where: College Park Elementary School
 When: Wednesday, November 5, 6:30-8:30 p.m.

Virtual workshop:

Where: Zoom Meeting link to be provided before meeting
 When: Thursday, November 13, 6:30-8:30 p.m.

SAN MATEO

City Meetings are now hybrid. For more information on these meetings, please visit <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

November 10, 25

Planning Commission Meeting

Where: 330 W. 20th Avenue
 Hybrid Meeting: [Public Meeting Portal](#) for details.
 When: 7:00 p.m. - 9:00 p.m.

November 3, 17

City Council Special Meeting/Meeting
 Where: City Council Chambers, 330 W 20th Ave.
 Please see [Public Meeting Portal](#) for details.

FGHA BOARD MEETING – September 8, 2025

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:02pm. Board Members in attendance were, Sandra Ossio - Civics Director, Steve Stanovcak - Pool Operations, Steve Muller - Pool Maintenance, Laurel Kent - Social Director, Mike Bratt - Park Director, Christina Saenz - Vice President, and Paul McCann - President.

August 6th Minutes - On a motion duly made and seconded and approved by all Board Members, the August 6th minutes were approved.

The Secretary clarified all families were happy with swim lessons this year and that we actually had 50 out of the 88 families respond to our survey.

Financial /Vicky Nguyen

- August operating expenses were \$33,500. Lifeguard expenses were \$15,900 of that total and general recurring expenses.
 - Cash in operating account is \$59,400.
 - Cash in reserve/cabana fund account is \$214,600.
 - HOA dues, \$278,700 collected so far which is 96% of the total. Another \$12,900 is in accounts receivable. A handful of Members have elected to make monthly payments.
 - Emergency assessment collected is \$87,300 which is 94%. \$5,300 is still due.
 - Outstanding balances will be sent to collections.
- Proof of Insurance for the HOA are all up to date.

BOARD REPORTS

Civics Director/Sandra Ossio

- The second meeting regarding the bike lanes happened. Our HOA was not represented. We need to have residents go to these meetings. 99% of the people drive cars and only 1% ride bikes. There are other large construction projects coming up and Fiesta Gardens needs to be represented. We need to work together with other HOA's to have our concerns heard.
- Traffic in the morning during school drop-off is a problem at College Park. There is a new sign reminding people to follow the laws and to stay in your lane when dropping off. No double parking. There was a suggestion to have some people drop off on 19th Ave.
- The Hillsdale project is up in the air. The developer is not giving a lot of information to the public at this time.

Social Director/Laurel Kent

- The pool party was great!
- The Halloween party will be Sunday October 12th at noon. There will be a bounce house.
- The Turkey Trot is coming up as well.

Parks Director/Mike Bratt

- Locks at park are still on the list of things to do.

Pool Maintenance/Steve Muller

- There is an air conditioning issue. Christina stated that Guy will send someone out to see what is going on with the A/C and check the sliding doors that are not working properly as well.
- There is still an issue with the solar inverter. PG&E wants a 3-phase inverter, and we have a 1 phase inverter. The architect feels a 1 phase should be adequate. Guy needs to figure this out, not the Board.

Pool Operations/Steve Stanovcak

- October 12th is the last day the pool will be open. There may be a shortage of lifeguards. Hopefully we will not need to have the pool closed due to lifeguard issues. Catie has updated the lifeguard roster.

Christina Saenz/Vice President

- Looking into digital lock system for the cabana. We are limited to what we can get due to the required door we have. Possibly, we could get a box with the key in it. It would have the capacity to change the code digitally and the person renting the pool would receive the code and be required to lock up as well.

Paul McCann /President Nothing to report.

Nothing to report.

NEW BUSINESS

Agenda

The secretary will be submitting the agenda each month for The Bee.

OLD BUSINESS**JD Builders Judgement**

Sandra spoke to the attorney who handled our JD Builders case. We won and we have not collected everything he owes us. She feels that it would cost the association \$3,000 to \$5,000 to recover what JD Builders owes us. The statute of limitations is ten years. Some feel that maybe a collections agency would be less money. Sandra will have two bids next meeting so the Board can decide. It was pointed out that the board is short on money and it might be better to wait three months and include the cost in the 2026 budget.

Questions and Comments

It was suggested that it might help the association get more volunteers to serve on the HOA Board of Directors if they could pick the board position they wanted.

The pool needs to be brought up to current codes and needs resurfacing. The cost is somewhere around \$75,000. Members will be getting a prorated amount back towards their dues in 2026 from the lawsuit that was in our favor. It was thought by some that we should let each household choose if they would like to donate their prorated amount back to the association to go to the much-needed pool repairs. The treasurer said it would not be feasible and a bookkeeping nightmare. Other members thought that fundraising or donation drive might be a way to go to raise money for the repairs rather than raise the dues next year.

Meeting adjourned at 8:25pm. The next meeting will be Wednesday, October 8th, 2025, at 7:00pm on Zoom or join us in the cabana.

FGHA BOARD MEETING – October 8, 2025

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:02pm. Board Members in attendance were, Sandra Ossio -- Civics Director, Steve Stanovcak -- Pool Operations, Steve Muller - Pool Maintenance, Laurel Kent -- Social Director (late), Mike Bratt -- Park Director, Christina Saenz -- Vice President (late), and Paul McCann -- President.

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

Financial /Vicky Nguyen

- September operating expenses were \$26,600. Lifeguard expenses were \$9,000 of that total and general recurring expenses.
- Cash in operating account is \$91,500.
- Cash in reserve/cabana fund account is \$164,900.
- HOA dues, \$279,00 collected so far which is 96% of the total. Another \$12,600 is in accounts receivable. A handful of Members have elected to make monthly payments.
- Emergency assessment collected is \$87,500 which is 94%. \$5,100 is still due.
- Outstanding balances will be sent to collections.

It was suggested by a resident that the money that is being given back to each resident in the 2026 dues, (based on the money we are getting back from the lawsuit), that if you feel so inclined donate it back to the HOA to help with the necessary pool repairs.

BOARD REPORTS**Civics Director/Sandra Ossio**

- Things are pretty much the same as last month.

Social Director/Laurel Kent

- The Halloween party will be Sunday October 12th at noon. There will be a bounce house. Tacos and treats.
- The Turkey Trot is coming up as well.

Parks Director/Mike Bratt

- Mike will be off on Monday October 13th and will be getting some things done at the park.
- Scapes services two of our garbage cans at the park which is 50.00/month. We will be cancelling that service and Mike will take care of it going forward. This will save the HOA \$600.00 a year.

Pool Maintenance/Steve Muller

- We have had some mechanical issues, so the pool had to be closed early. The good news is that the issue is under warranty.

Continued on page 8

October Minutes From page 7**Steve Stanovcak/Pool Operations**

We had another successful pool season. Thanks to everyone that helped.

Christina Saenz/Vice President

- We have numerous people volunteering to be potential new board members. It was noted that Laurel would like to resign as Social Director if there is anybody interested.

Paul McCann /President Nothing to report.

- Happy Fall! We are seeing lots of decorations going up.

NEW BUSINESS

Sandra has found an accounting company, Common Interest, which can take over our Treasurer position. Good thing is they happen to work with ASAP Collection agency as well. There are still questions whether an attorney or collection agency will try and collect our judgement from our lawsuit against the construction company. Sandra will do some more investigating however she feels that the attorney we have used in the past who is familiar with this case might be the best option.

On a motion duly made and seconded and approved by all Board Members it was decided to hire the accounting firm, Common Interest, to take over our Treasurer position.

OLD BUSINESS**Raising Dues**

On a motion duly made and seconded the majority of Board Members present voted yes to raise the yearly dues in 2026 by 20%. Steve Muller voted no.

After much discussion it was decided to raise our dues for 2026 by 20%, which will be \$622.00 a year. The new budget will be in the November Bee. Most items in the budget were based on what we actually spent in 2025 and then budgeted for a 3% increase. It was pointed out that we should not be spending more than we have budgeted. This has not always happened in the past. Unexpected things come up, and we need to try and budget for that and increase our reserves to cover any unexpected costs. Parks, Social and Pool Directors felt an increase in the budget was needed for those areas, due to things needing to be replaced and or things going up in price. Some examples are; nets need replacing at the tennis courts, some pool chairs and umbrellas need replacing and lifeguard salary was budgeted to go up by \$1.00.

It was also noted that we need to build up our reserves. As of now we have about \$150,000 in our reserve account. However, approximately \$68,000 will be used for expenses.

It was also noted that our sewage charges are really high. Vicky has done a great job working with the city to get the charges down. However, it seems there may still be a leak. We will get a quote from Scapes and have them do a flush to detect any leaks that may need repair. Vicky will send an updated proposed budget to the Board Members for final approval.

It was brought to the Boards attention that they still need to receive the 2023 Audit that was done. Some items were missing, and Vicky provided the items that were requested by the accounting firm. Vicky or Sandy will follow up with the accounting firm. We will be doing a review audit this year.

Questions and Comments

A member asked how the Pool Maintenance and Pool Operations duties are divided. They were directed to our website where all Board Member descriptions are available. Julien would like to take over the Pool Maintenance Director position in 2026. There are other residents interested in becoming 2026 Board Member.

Exiting Board Members need to be taken off banking accounts and make sure to give the Treasurer back any debit cards they may have.

Meeting adjourned at 8:26pm. The next meeting will be Wednesday, November 5th, 2025, at 7:00pm on Zoom or join us in the cabana.

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday November 5th, 2025
7:00pm**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports
 - a. Civic – Sandra Ossio
 - b. Social – Laurel Kent
 - c. Parks – Mike Bratt
 - d. Pool Maintenance – Steve Muller
 - e. Pool Operations – Steve Stanovcak
 - f. Vice President – Christina Saenz
 - g. President – Paul McCann
5. New Business
 - a. Approval of 2026 Budget
6. Old Business
 - a. Lawyer/Collection Costs
 - b. 2023 Audit
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed.





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GRATEFUL FOR ANOTHER WONDERFUL YEAR IN FIESTA GARDENS



As I reflect this Thanksgiving season, I'm filled with gratitude for all of my wonderful neighbors here in Fiesta Gardens. It's such a privilege to live and work in a place that truly feels like family.

Your continued trust and support of my real estate business mean so much to me. Whether you've chosen to work with me, or referred your friends, family, and co-workers, please know how much I appreciate it.

Your confidence allows me to keep doing what I love—helping people find their real estate needs whether in our neighborhood or anywhere else on the Peninsula.

Fiesta Gardens is more than just a neighborhood—it's a connected and caring community. From our fun events and festive gatherings to the dedicated neighbors who work hard to keep everything running smoothly, there's a special energy here that you don't find everywhere. The pride, warmth, and involvement of our residents are what make Fiesta Gardens truly shine.

Thank you for being the heart of what makes this community so special. I'm deeply grateful to be your neighbor—and honored to be your real estate resource. Wishing you and your family a wonderful Thanksgiving filled with warmth, connection, and gratitude.

Warm regards,
David Martin

VOLUNTEERING OPPORTUNITIES

If you're able to volunteer this Thanksgiving, there are several meaningful ways to give back. Programs like Samaritan House (food services) and Second Harvest of Silicon Valley (food distribution) welcome helpers, and the City of San Mateo maintains a directory of city-wide volunteer roles you can browse and apply for at <https://www.cityofsanmateo.org/2309/Volunteer-Opportunities>. Whether you're helping prepare meals, distributing goods, donating resources or supporting other community services, your contribution makes a difference.

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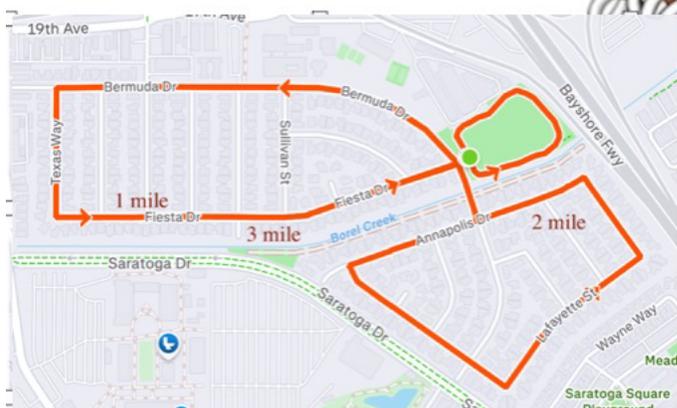


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Fiesta Gardens Neighborhood

TURKEY TROT



Route Info



Starts at 9am

Thursday, 27th November

Run/Walk 5k at Fiesta Meadow Park loop

The race will start at
Fiesta Meadows Park

kid races at the track

Coffee and morning snacks will be provided



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