

The Fiesta Bee



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

Spring is in the air, though you'd never know it by how cold it's been.

Not a lot going on around the neighborhood.

Still waiting on the city to issue our building permits so we can build our Cabana.

San Mateo County now in the RED tier, but as of writing, looks like ORANGE and even YELLOW tiers are coming soon as long as we maintain our course. Based on what I've seen and heard from other parts of the country, it seems like SM County is a good place to be, and we will see more and more life returning to normal than a lot of other places, including other parts of California, because we've followed the rules and each done our part. Now....if we could just get everyone vaccinated...

Local businesses are OPEN! Right now they need your business more than ever. Support your small, local restaurants, shops, gyms, bakeries, dry cleaners, salons, etc., etc., etc.

That's about all I have for now.

See you at the next Board Meeting via Zoom, Wednesday April 7th.

Stay Positive, Test Negative.

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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, April 7
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President	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 Christina Saenz	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

FGHA BOARD MEETING – February 3, 2021

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

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:05PM. Board Members in attendance were: Steve Strauss - President, Roland Bardony – Parks Director, Christina Saenz -- Social Director, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, Naresh Nayak -- Vice President, and Rich Neve – Civics Director

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

Guest Speaker –Mayor of San Mateo, Eric Rodriguez. The Mayor hosted a question-and-answer segment. He answered questions that were previously given to him by Fiesta Gardens residents as well as impromptu questions.

Financial /Steve Gross

- \$84,600 in our operating account.
- We paid out \$13,000 in the month of January.
- We have \$1.45 million in the Cabana Funds/Reserve Account.
- Cabana Assessment: 369 members have paid in full, 75 are making monthly payments and 18 are in collections.

BOARD REPORTS

Civic/Rich Neve

- Traffic action plan is delayed due to COVID-19.
- One lane of Saratoga Drive will be closed due to the UFES project. Be careful when walking and biking.

Social Director/Christina Saenz

- Nothing to report

Parks/Roland Bardony

- All is good with the park. Nothing to report.

Pool Operations/Steve Stanovcak

- Due to the rain, we will be watching the water level in the pool.

Pool Maintenance/Steve Muller

- All good, nothing report.

Vice President/Naresh Nayak

- Nothing to report.

President/Steve Strauss

- There have been no issues with the rains we have had, which is a good thing.

NEW BUSINESS

Home Association App

It was brought to our attention that there are apps available specifically for Home Owners Associations. Mariano and Naresh are looking into it.



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MONTHLY CALENDAR

FIESTA GARDENS

April 7
FGHA Board Meeting
7 p.m., Zoom call

April 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>

April 5, 19
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

April 13, 27
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 11:00 PM

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

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

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
February 28, 2021

Current Period			Description	Year To Date			2021 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
44,280.00	62,760.00	(18,480.00)	Regular Assessments	135,000.00	125,520.00	9,480.00	188,280.00
0.95	2.08	(1.13)	Interest Inc - Operating Fund	1.84	2.08	(0.24)	25.00
166.85	83.33	83.52	Interest Inc - Repl. Res. Fund	340.34	166.67	173.67	1,000.00
		0.00	Interest	254.88	0.00	254.88	0.00
80.00	90.00	(30.00)	Bee Ads	120.00	180.00	(60.00)	1,080.00
\$ 44,255.80	\$ 62,935.42	-\$ 18,679.62	Total Income	\$ 135,706.06	\$ 125,868.75	\$ 9,836.31	\$ 192,451.00
\$ 44,255.80	\$ 62,935.42	-\$ 18,679.62	Gross Profit	\$ 135,706.06	\$ 125,868.75	\$ 9,836.31	\$ 192,451.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	1,080.00	1,080.00	0.00	6,480.00
		0.00	Lifeguards			0.00	38,000.00
425.00	425.00	0.00	Newsletter Editor	850.00	850.00	0.00	5,100.00
		0.00	Payroll Taxes			0.00	3,730.00
300.00	300.00	0.00	Secretary	600.00	600.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	2,000.00	2,000.00	0.00	12,000.00
525.80	1,350.00	823.20	Payment Processing Fees	1,794.19	1,350.00	(444.19)	2,700.00
211.75		(211.75)	Payroll Service	379.75		(379.75)	3,000.00
134.34	45.00	(89.34)	Pest Control	134.34	90.00	(44.34)	540.00
1,381.57	1,458.33	76.76	Pool & Spa	2,041.27	2,916.67	875.40	17,500.00
75.00	306.33	233.33	Common Area - Maintenance	75.00	616.67	541.67	3,700.00
		0.00	Wristbands			0.00	300.00
	83.33	83.33	Tennis Court- Service & Repair			0.00	1,000.00
27.69	300.00	272.31	Gas	58.24	600.00	541.76	3,600.00
910.07	1,169.67	259.60	Electricity	1,898.84	2,333.33	466.49	14,000.00
188.93	125.00	(63.93)	Refuse	377.86	250.00	(127.86)	1,500.00
164.43	133.33	(31.10)	Telephone & Pager	328.79	266.67	(62.12)	1,600.00
138.00	1,000.00	864.00	Water	286.08	2,000.00	1,713.41	12,000.00
	83.33	83.33	Pools & Spa Facilities		166.67	166.67	1,000.00
	100.00	100.00	Audit & Tax Preparation		200.00	200.00	1,200.00
	208.33	208.33	Mailings, Postage & Copies		416.67	416.67	2,500.00
	50.00	50.00	Newsletter Postage/ Printing	41.85	100.00	58.15	600.00
	125.00	125.00	Meeting Expenses/Social Functi		250.00	250.00	1,500.00
	416.67	416.67	Collection Expenses		833.33	833.33	5,000.00
1,084.88	1,125.00	40.12	Insurance Expenses	2,169.76	2,250.00	80.24	13,500.00
298.00	291.67	(6.33)	D & O Ins. Expenses	596.00	583.33	(12.67)	3,500.00
416.25	366.67	(49.58)	Insurance Exp - W/C	832.50	733.33	(99.17)	4,400.00
159.00	271.67	112.67	Office Supplies	779.89	543.33	(236.56)	3,260.00
	8.33	8.33	Civic Expenses	88.00	16.67	(82.33)	100.00
	41.67	41.67	Web Site		83.33	83.33	500.00
1,228.57	833.33	(395.24)	Professional Services	6,337.19	1,895.67	(4,670.52)	10,000.00
	83.33	83.33	Permits & License		166.67	166.67	1,000.00
	683.33	683.33	Taxes - Property		1,366.67	1,366.67	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund		4.17	4.17	25.00
\$ 9,208.28	\$ 12,925.42	\$ 3,717.14	Total Expenses	\$ 22,729.06	\$ 24,334.17	\$ 1,605.11	\$ 186,635.00
\$ 35,047.52	\$ 50,010.00	-\$ 14,962.48	Net Income	\$ 112,976.00	\$ 101,534.58	\$ 11,441.42	\$ 6,816.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
February 28, 2021

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
21,066.00	25,000.00	(3,934.00)	Special Assessments	1,181,800.00	1,300,000.00	(118,200.00)	1,300,000.00
<u>\$ 21,066.00</u>	<u>\$ 25,000.00</u>	<u>-\$ 3,934.00</u>	Total Income	<u>\$ 1,181,800.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 118,200.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 21,066.00</u>	<u>\$ 25,000.00</u>	<u>-\$ 3,934.00</u>	Gross Profit	<u>\$ 1,181,800.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 118,200.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
		0.00	Cabana Rebuild - Contract			0.00	1,340,000.00
	3,450.00	3,450.00	Update Plans	30,990.37	20,000.00	(10,990.37)	20,000.00
		0.00	Construction Reserve			0.00	58,836.00
		0.00	Consulting			0.00	30,000.00
		0.00	Permits and Fees			0.00	50,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
<u>\$ 0.00</u>	<u>\$ 3,450.00</u>	<u>\$ 3,450.00</u>	Total Expenses	<u>\$ 43,532.91</u>	<u>\$ 33,000.00</u>	<u>-\$ 10,532.91</u>	<u>\$ 1,511,836.00</u>
<u>\$ 21,066.00</u>	<u>\$ 21,550.00</u>	<u>-\$ 484.00</u>	Net Income	<u>\$ 1,138,267.09</u>	<u>\$ 1,267,000.00</u>	<u>-\$ 128,732.91</u>	<u>-\$ 211,836.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of February 28, 2021

ASSETS	
Cash - Operating Fund	\$ 125,493.67
Cash - Reserve Fund	\$ 297,560.28
Cash - Cabana Rebuild	\$ 1,174,209.63
Old Accounts Receivable	\$ 116,062.00
Dues Receivable	\$ 71,640.00
Special Assessment Receivable	\$ 195,700.00
Other Current Assets	\$ 4,668.58
Due From JD Builders	\$ 29,500.00
TOTAL ASSETS	<u><u>\$ 2,014,734.06</u></u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	1,930.12
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Total Liabilities	<u>\$ 5,003.22</u>
Fund Balance	1,831,064.84
Current Year Net Income/Loss	178,666.00
Total Fund Balance	<u>\$ 2,009,730.84</u>
TOTAL LIABILITIES AND EQUITY	<u><u>\$ 2,014,734.06</u></u>

MINUTES*From page 2***OLD BUSINESS****Cabana Renovation Update**

The contract is still under review. Plans and permits are taking much longer than expected due to the City. On February 16th we have a meeting with the Development Review Board where we will present our list and hopefully find out when we can expect our plans and permits to be finalized.

Assessment Collection Update

We sent 33 properties to collections. So far, we have had 13 of the 33 properties pay what was owed. Two more properties have acknowledged they will pay and we are awaiting payment from them. Eighteen accounts are still left to pay. ASAP has several options for us, and we will look at each and make a decision.

J.D. Builders Collection Update

The lawsuit will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday March 3rd, 2021 at 7pm. Meeting was adjourned at 8.27pm.

FGHA BOARD MEETING – March 3, 2021

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

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

February 3rd Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the February 3rd meeting were approved.

Financial /Steve Gross

- \$125,000 in our operating account.
- We paid out \$9,000 in the month of February.
- We have \$1.472 million in the Cabana Funds/Reserve Account.
- Cabana Assessment: 399 members have paid in full, 73 are making monthly payments, 17 in collections.

BOARD REPORTS**Civic/Rich Neve**

- Traffic action plan is still being worked on. It will be online at the end of the month and then there will be a virtual meeting.
- Phase 2 is complete and on time for the Waste Water Treatment Plant. Phase 3 will start soon.
- South San Francisco is looking into Up Zoning of single-family homes. We shouldn't be surprised if San Mateo starts looking into the idea. If you don't want developers to build a duplex or triplex next door to you in your neighborhood speak up.

Social Director/Christina Saenz

- Nothing to report at the moment.
- One of our residents made some suggestions for things we could do for the neighborhood kids that are Covid safe. Christina will meet with her to exchange ideas.

Parks/Roland Bardony

- All is good with the park.
- The pallet structure behind the tennis courts has been removed.

Pool Operations/Steve Stanovcak

- Pool opening is May 15th.

Pool Maintenance/Steve Muller

- All good

Vice President/Naresh Nayak

- Not in attendance

President/Steve Strauss

- Everything is going well. Hopefully, the vaccine will be available for everyone in May.

NEW BUSINESS

Clean Up of Area Behind Tennis Courts

It has been taken care of.

OLD BUSINESS

Cabana Renovation Update

The contract has been signed by both parties. Permits are in process with the City. David Fung is working on our next resubmission which is addressing the comments from the City. Hopefully, nothing else will be asked. It should be resubmitted by the end of next week.

Last Saturday was the first site walk with Pro modeling.

Assessment Collection Update

We sent 33 properties to collections. So far, we have had 16 of the 33 properties pay what was owed. We have 17 accounts that have not paid. We have initiated Judicial Foreclosures on four of the properties.

J.D. Builders Collection Update

The lawsuit will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday April 7th, 2021 at 7pm. Meeting was adjourned at 7:50pm.



Phone Numbers to Keep Available

City of San Mateo Police Department

Non Emergency Line (650) 522-7700

Secret Witness Line (650) 522-7676

Anonymous Text (650) 262-3473

Abandon Vehicle Public Property (650) 522-7766

Abandon Vehicle Private Property (650) 522-7150

City of San Mateo Fire Department

Non Emergency Line (650) 522-7900





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Q1 PERFORMANCE



Thus far in 2021, the San Francisco Peninsula has had very robust sales due to lack of inventory and strong demand. There haven't been any active listings in Fiesta Gardens this year and one sale closed in early January from last year that is detailed below.

I recently had three listings—two in South San Francisco and one in Redwood Shores. Both of the listings in South San Francisco were single family homes at the million dollar price point, so it wasn't surprising to see multiple offers on those and to see sales prices from \$75K to \$120k over list. You can see what they looked like here.

www.719CircleCt.com

www.3716Radburn.com

The bigger surprise was my Redwood Shores listing which was a one bedroom condo listed for \$810k. A premium condo at that price point. The condo market over the past year has been slow and getting slower, but since February there seems to be an increased interest. On my condo sale, we received 5 offers with 5 days on the market and all offers were above asking! Most likely that is due to the interest rates starting to climb again (most mortgage rates are over 3% now). 458 Barnegat will close at end of March and if you would like to see how beautiful it is, check out the link below.

www.458Barnegat.com

FIESTA GARDENS 2021 YEAR-TO-DATE REAL ESTATE ACTIVITY

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2017 Trinity Street	San Mateo	5	3 0	4	2,080	\$721.15	5,050 (sf)	\$1,199,000	66	\$1,500,000	01/15/21
SOLD											
# Listings:	1	AVG VALUES:		4	2,080	\$721.15	5,050 (sf)	\$1,199,000	66	\$1,500,000	

1427 Chapin Ave, Burlingame, CA 94010 | 650.685.7621 | David@SellPeninsulaHomes.com



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**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, April 7, 2021
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 – Christina Saenz
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Naresh Nayak
 - vii. President – Steve Strauss
5. New Business
6. Old Business
 - i. Cabana Renovation Update
 - ii. Assessment Collections Update
 - iii. J.D. Builders Collection Matter Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed