

The

Fiesta Bee

December Newsletter
Volume LXVI Issue 12

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

Happy Holidays!

In this season of giving, I want to give a couple of shout-outs.

Running and managing our association is not always easy. There are always many controversial issues, outspoken residents, and hard decisions. I have come to learn that the backbone of FGHA, at least as long as I've been President, has been our Treasurers, and I've had two of the best in Gene Batter and Steve Gross.

Both of these gentlemen have had outstanding control of our finances, managed our taxes, taken care of our payroll, paid our bills, created our budgets, kept our insurance up-to-date, collected dues and assessments, handled collection efforts from non-payers, and have kept us as legal and by-the-book as possible. Most importantly to me has been their advice, guidance and knowledge, not to mention talking me off the ledge more than a couple of times. Without them, I would not be able to do the job and the association would not be in the strong financial and administrative position it is today. And we probably wouldn't have collected \$1.3M+ to build our cabana.

To both of these guys, THANK YOU, THANK YOU, THANK YOU!
And Gene.....we miss you and Suzie around here.

I always look forward to the Holidays in Fiesta Gardens. People come from miles around to see our fantastic Holiday Light Displays. There's always a Hot Toddy or a 'Special' Eggnog at the ready and the whole neighborhood seems to get in the spirit. Hope to see everyone at the Holiday Party / Holiday Lights Judging on Saturday, December 17 (time TBD).

"As we gather together this holiday season, may our hearts be grateful, our mugs full, and our pants stretchy"

- Unknown

Happy Holidays one and all!

See you at the next Zoom Board Meeting on Wednesday, December 7th at 7PM.



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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, December 7
7PM via Zoom call.

FGHA Board of Directors

President
Steve Strauss president@fiestagardenshoa.com

Vice President
Naresh Nayak 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

MONTHLY CALENDAR

FIESTA GARDENS

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

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

December 17
Holiday Lights Contest
When: TBD

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>

December 1, 5
City Council Meeting
December 1
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 6:00 PM - 7:00 PM

Dec. 5
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details..
When: 7:00 PM - 9:00 PM

December 3
Winter Wonderland
Where: San Mateo Central Park
When: Youth Dance "SNOW"case at 2:00 PM
Rides, crafts, food trucks from 4:00 PM - 8:00 PM

December 13, 27
Planning Commission Meeting
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 7:00 PM - 9:00 PM

December 14
Sustainability and Infrastructure Commission Meeting.
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 7:00 p.m. - 9:00 p.m.





Fiesta Gardens Holiday Merriment December 2022

Houses are decked with Christmas lights,
Which brighten up the long winter nights;
The colorful lights flicker and flash -
They fizz and whizz, they dance and dash.

In all directions, the colored lights flow -
They brighten my mood with their gleeful glow.
There's red, blue, purple, yellow and green;
There are diff'rent designs and diff'rent themes.

**See below to see what December activities we have at
Fiesta Gardens for the 2022 holiday season.**

Sign up on our website

(<https://www.fiestagardenshoa.com/calendar-of-events.html>)

to Volunteer or to just come and enjoy the merriment.

Holiday Lights Competition

Be sure to have your lights on by 6:00 on December 17. Winners will be notified and prizes given the night of judging and will proudly display the Snowmen until New Years Day.

Judges are needed! All ages are welcome!

Hay Rides

Come and enjoy the merriment and lights in our neighborhood with a hayride on Saturday, Dec. 17!
Starting location TBD!

Volunteer to drive your truck (decor and hay will be provided) or bring a yummy treat to share while you wait!

Go to our website and fill out the form, if you want to drive or bring a snack!

Holiday Caroling

The best way to spread Christmas Cheer, is singing loud for all to hear!

We are trying to spread some holiday cheer this year by caroling in Fiesta Gardens with our neighbors and friends.

If you want to sing or want to ensure you are visited by the the singing elves, please **go to our website and fill out the form.**

Contact Christina at social@fiestagardenshoa.com if you have any questions.

FGHA BOARD MEETING – October 12, 2022

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

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

September 7th Minutes –On a motion duly made and seconded and approved by all Board Members, the September 7th minutes were approved.

Guest Speakers

Our guest speakers were the three candidates running for District 3 City Council. Each candidate was given the same questions with one minute to answer. The candidates running are below and if you would like to learn more about each candidate their website is included.

Sergio Zygmunt – sergioforsanmateo.com

Rob Newsom – robertnewsomjr.com

Sarah Fields – sarahforsanmateo.com

Financial /Steve Gross

- September operating expenses \$20,200.
- Cash in operating account is \$90,200.
- Cash reserve and cabana fund account is \$567,000.
- 2022 Dues collected in September, \$1,440.
- A total of 473 Members have paid the special assessment in full. 8 Members are making monthly payments and 7 in collections. Total special assessments collected in September was \$5,200.
- Finances are in great shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- The pool will be closed on the 16th until May.

Civic/Rich Neve

- Please vote! Council seats are really important.

Social Director/Christina Saenz

- The Halloween Party will be on October 29th. There will be a movie afterwards.
- We need volunteers to help run games and/or donate food. If you can help out, please contact Christina at social@fiestagardenshoa.com
- Hocus Pocus movie will be shown at the park on Saturday 10/15.
- Halloween Haunt Your House. If you would like to include your decorations look for the link on our website to share your Halloween decorations.
- Tennis tournament will be the 22nd and 23rd.

Parks Director/Roland Bardony

- Nothing to report all is good.

Pool Maintenance/Steve Muller - Not in attendance

Naresh Nayak/Vice President - Not in attendance

President/Steve Strauss

- Thank you to the candidates running for city council for joining our meeting and answering the important questions.

NEW BUSINESS

OLD BUSINESS

Cabana Renovation Update

The drywall has been installed and painted. Kitchen cabinets are on site and will be installed soon. Landscaping will be going in soon as well. The exterior siding is in and looks great. PG&E is still a bit of a sticking point. However, the last 2 weeks things are coming together. Most likely PG&E will not have permanent electrical to us until after the first of the year. Good news is that we are in their engineering queue.

Bricks Fundraiser

Don't forget our brick fundraiser! Check out our website for more information. You can see a sample brick at the pool when you look through the viewing window. So far, we have sold 101 bricks.

Questions and Comments

The next Meeting will be held on Zoom, Wednesday, November 2nd at 7pm. Meeting adjourned at 8:24pm.

FGHA BOARD MEETING – November 2, 2022

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:03PM. Board Members in attendance were Steve Strauss – President, Christina Saenz – Social Director, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, and Naresh Nayak -- Vice President.

October 12th Minutes –On a motion duly made and seconded and approved by all Board Members, the October 12th minutes were approved.

Financial /Steve Gross

- October operating expenses \$21,900
- Cash in the operating account is \$90,300.
- Cash reserve and cabana fund account is \$496,000.
- 2022 Dues collected in October \$2160.00
- A total of 476 Members have paid for the special assessment in full. 7 Members are making monthly payments and 6 in collections. Total special assessments collected in October was \$17,200.
- Finances are in great shape. We will need 2023 budgets next month.

BOARD REPORTS**Pool Operations/Steve Stanovcak**

- We had a great pool season.

Civic/Rich Neve - Not in attendance

- Please vote!

Social Director/Christina Saenz

- The Halloween Party was great, with over 100 attendees.
- Once the cabana is finished, I would like to have some events for adults.
- If you would like to suggest some ideas for an event, please email your ideas to Christina or go to the link at our website.

Parks Director/Roland Bardony - Not in attendance**Pool Maintenance/Steve Muller**

- The lifeguards did a great job getting everything stored and put away.

Naresh Nayak/Vice President

- Nothing to report.

President/Steve Strauss

- Nothing to report.

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

The kitchen cabinets are being installed. Water main line is being installed as well as domestic water line. PG&E is still working with scheduling the engineering process. Looks like the engineering process won't start until the end of December. This first process will last about one month. After that, we will have to wait for the final work to be done, which we are hoping will be by pool opening next year. Pro Modeling will be done with everything and then we will need to wait on PG&E. Unfortunately, we are at their mercy. The sewer lateral was fine, so we didn't need to replace it.

Continued next page

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Bricks Fundraiser

Don't forget our brick fundraiser! Check out our website for more information. You can see a sample brick at the pool when you look through the viewing window. So far, we have sold 109 bricks.

Questions and Comments

Valerie had a question as to when the Board Members' times are up. Specifically, the social position. The Board will investigate and discuss this and have an answer soon.

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

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

| Current Period | | | Description | Year To Date | | | 2022 Budget |
|----------------|---------------|--------------|--------------------------------|---------------|---------------|---------------|---------------|
| Actual | Budget | Variance | | Actual | Budget | Variance | |
| INCOME | | | | | | | |
| 2,160.00 | | 2,160.00 | Regular Assessments | 201,960.00 | 197,640.00 | 4,320.00 | 197,640.00 |
| 104.61 | 0.83 | 103.78 | Interest Inc - Operating Fund | 387.51 | 8.33 | 379.18 | 10.00 |
| 501.43 | 91.67 | 409.76 | Interest Inc - Repl. Res. Fund | 2,586.17 | 916.67 | 1,669.50 | 1,100.00 |
| | 0.00 | 0.00 | Interest - Collections | 4,303.30 | 0.00 | 4,303.30 | 0.00 |
| | 0.00 | 0.00 | Guest Passes | 0.00 | 0.00 | 0.00 | 800.00 |
| | 516.50 | (516.50) | Late Charges | 2,732.00 | 2,066.00 | 666.00 | 2,066.00 |
| | 5,250.00 | (5,250.00) | Swim School | 16,305.00 | 10,500.00 | 5,805.00 | 10,500.00 |
| 500.00 | 0.00 | 500.00 | Collection Charges | 1,750.78 | 0.00 | 1,750.78 | 0.00 |
| 60.00 | 90.00 | (30.00) | Bee Ads | 960.00 | 900.00 | 60.00 | 1,080.00 |
| | 0.00 | 0.00 | Pool Party | 625.00 | 0.00 | 625.00 | 0.00 |
| \$ 3,326.04 | \$ 5,949.00 | -\$ 2,622.96 | Total Income | \$ 231,689.76 | \$ 212,031.00 | \$ 19,658.76 | \$ 213,196.00 |
| \$ 3,326.04 | \$ 5,949.00 | -\$ 2,622.96 | Gross Profit | \$ 231,689.76 | \$ 212,031.00 | \$ 19,658.76 | \$ 213,196.00 |
| EXPENSES | | | | | | | |
| 650.00 | 540.00 | (110.00) | Landscape-Contract | 5,620.00 | 5,400.00 | (220.00) | 6,480.00 |
| 3,702.25 | 9,200.00 | 5,497.75 | Lifeguards | 59,442.66 | 46,000.00 | (13,442.66) | 46,000.00 |
| 364.67 | 900.00 | 535.33 | Payroll Taxes | 5,826.50 | 4,500.00 | (1,326.50) | 4,500.00 |
| 251.00 | 400.00 | 149.00 | Payroll Service | 1,263.90 | 2,000.00 | 736.10 | 2,000.00 |
| 425.00 | 425.00 | 0.00 | Newsletter Editor | 4,250.00 | 4,250.00 | 0.00 | 5,100.00 |
| 300.00 | 300.00 | 0.00 | Secretary | 3,000.00 | 3,000.00 | 0.00 | 3,600.00 |
| 1,000.00 | 1,000.00 | 0.00 | Treasurer | 10,000.00 | 10,000.00 | 0.00 | 12,000.00 |
| 8.04 | 250.00 | 241.96 | Payment Processing Fees | 1,476.01 | 2,500.00 | 1,023.99 | 3,000.00 |
| | 45.00 | 45.00 | Pest Control | 459.00 | 450.00 | (9.00) | 540.00 |
| 2,179.00 | 2,083.33 | (95.67) | Pool & Spa | 24,942.10 | 20,833.33 | (4,108.77) | 25,000.00 |
| | 375.00 | 375.00 | Common Area - Maintenance | 5,994.07 | 3,750.00 | (2,244.07) | 4,600.00 |
| | | 0.00 | Wristbands | 627.81 | 666.67 | (161.14) | 800.00 |
| | 83.33 | 83.33 | Tennis Court- Service & Repair | 0.00 | 833.33 | 833.33 | 1,000.00 |
| 1,322.70 | 316.67 | (1,006.03) | Gas | 6,167.68 | 3,166.67 | (3,001.01) | 3,800.00 |
| 1,213.72 | 1,000.00 | (213.72) | Electricity | 11,069.79 | 10,000.00 | (1,069.79) | 12,000.00 |
| 192.93 | 191.67 | (1.26) | Refuse | 1,925.30 | 1,916.67 | (8.63) | 2,300.00 |
| 226.17 | 183.33 | (42.84) | Telephone & Pager | 2,174.91 | 1,833.33 | (341.58) | 2,200.00 |
| 2,558.15 | 1,166.67 | (1,391.48) | Water | 14,617.12 | 11,666.67 | (2,950.45) | 14,000.00 |
| | 83.33 | 83.33 | Pools & Spa Facilities | 0.00 | 833.33 | 833.33 | 1,000.00 |
| | 0.00 | 0.00 | Audit & Tax Preparation | 1,490.00 | 1,250.00 | (240.00) | 1,500.00 |
| 18.00 | 41.67 | 23.67 | Mailings, Postage & Copies | 687.07 | 416.67 | (270.40) | 500.00 |
| 97.16 | 16.67 | (80.49) | Newsletter Postage/ Printing | 349.44 | 166.67 | (182.77) | 200.00 |
| | 208.33 | 208.33 | Meeting Expenses/Social Functi | 1,124.23 | 2,083.33 | 959.10 | 2,500.00 |
| | 0.00 | 0.00 | Collection Expenses | 1,015.39 | 0.00 | (1,015.39) | 0.00 |
| 1,479.44 | 1,250.00 | (229.44) | Insurance Expenses | 13,984.60 | 12,500.00 | (1,484.60) | 15,000.00 |
| 298.00 | 300.00 | 2.00 | D & O Ins. Expenses | 2,980.00 | 3,000.00 | 20.00 | 3,600.00 |
| | 366.67 | 366.67 | Insurance Exp - W/C | 3,667.14 | 3,666.67 | 9.53 | 4,400.00 |
| 257.54 | 250.00 | (7.54) | Office Supplies | 2,228.92 | 2,500.00 | 271.08 | 3,000.00 |
| | 16.67 | 16.67 | Civic Expenses | 100.00 | 166.67 | 66.67 | 200.00 |
| | 33.33 | 33.33 | Web Site | 280.22 | 333.33 | 53.11 | 400.00 |
| 259.43 | 833.33 | 573.90 | Professional Services | 10,371.22 | 8,333.33 | (2,037.89) | 10,000.00 |
| | 83.33 | 83.33 | Permits & License | 0.00 | 833.33 | 833.33 | 1,000.00 |
| 5,163.90 | 683.33 | (4,480.57) | Taxes - Property | 10,932.14 | 6,833.33 | (4,098.81) | 8,200.00 |
| | 2.06 | 2.06 | Inc Taxes- Operating Fund | -3,255.26 | 20.83 | 3,276.11 | 25.00 |
| \$ 21,967.10 | \$ 22,628.75 | \$ 661.65 | Total Expenses | \$ 204,901.94 | \$ 175,704.17 | -\$ 29,197.77 | \$ 200,346.00 |
| -\$ 18,641.06 | -\$ 16,679.75 | -\$ 1,961.31 | Net Income | \$ 26,687.82 | \$ 36,326.83 | -\$ 9,639.01 | \$ 12,850.00 |

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

| Current Period | | | Description | Year To Date | | | Budget |
|----------------|------------|--------------|---------------------------------|-----------------|-----------------|---------------|-----------------|
| Actual | Budget | Variance | | Actual | Budget | Variance | |
| INCOME | | | | | | | |
| 17,200.00 | | 17,200.00 | Special Assessments | 1,351,050.00 | 1,300,000.00 | 51,050.00 | 1,300,000.00 |
| 1,000.00 | | 1,000.00 | Brick Fundraiser | 27,175.00 | | 27,175.00 | |
| \$ 18,200.00 | \$ 0.00 | \$ 18,200.00 | Total Income | \$ 1,378,225.00 | \$ 1,300,000.00 | \$ 78,225.00 | \$ 1,300,000.00 |
| \$ 18,200.00 | \$ 0.00 | \$ 18,200.00 | Gross Profit | \$ 1,378,225.00 | \$ 1,300,000.00 | \$ 78,225.00 | \$ 1,300,000.00 |
| EXPENSES | | | | | | | |
| 497.44 | 497.44 | 0.00 | Cabana Rebuild - Contract | 1,164,343.38 | 1,164,343.38 | 0.00 | 1,572,560.00 |
| 2,500.00 | | (2,500.00) | Cabana Rebuild - Other Expenses | 108,991.89 | 80,250.00 | (48,741.89) | 80,250.00 |
| | | 0.00 | Permits and Fees | 30,038.07 | 30,000.00 | (38.07) | 30,000.00 |
| | | 0.00 | Payment Processing Fees | 12,542.54 | 13,000.00 | 457.46 | 13,000.00 |
| 36.88 | 0.00 | (36.88) | Brick Fundraiser Expenses | 1,128.87 | 0.00 | (1,128.87) | |
| \$ 3,034.32 | \$ 497.44 | -\$ 2,536.88 | Total Expenses | \$ 1,317,042.85 | \$ 1,267,593.38 | -\$ 49,449.47 | \$ 1,675,810.00 |
| \$ 15,165.68 | -\$ 497.44 | \$ 15,663.12 | Net Income | \$ 61,182.15 | \$ 32,406.62 | \$ 28,775.53 | -\$ 375,810.00 |

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of October 31, 2022

| ASSETS | |
|---|------------------------|
| CURRENT ASSETS | |
| Cash - Operating Fund | \$ 90,390.20 |
| Cash - Reserve Fund | \$ 302,013.47 |
| Cash - Cabana Rebuild | \$ 194,215.66 |
| Accounts Receivable | \$ 5,011.00 |
| Accounts In Collection | \$ 53,685.00 |
| Construction Refundable Deposit | \$ 11,500.00 |
| Other Current Assets | \$ 12,485.62 |
| TOTAL CURRENT ASSETS | \$ 669,300.85 |
| FIXED ASSETS | |
| New Cabana Costs to Date | \$ 1,303,373.44 |
| TOTAL FIXED ASSETS | \$ 1,303,373.44 |
| TOTAL ASSETS | \$ 1,972,674.29 |
| LIABILITIES AND FUND BALANCE | |
| LIABILITIES | |
| Accounts Payable | 4,485.97 |
| Payroll Taxes Payable | 386.56 |
| Accrued Expenses | 2,825.41 |
| Prepaid Assessments | 1,323.10 |
| Construction Contract Retention Payable | 56,379.66 |
| TOTAL LIABILITIES | \$ 65,400.70 |
| FUND BALANCE | |
| Current Year Net Income/Loss | 1,845,152.66 |
| TOTAL FUND BALANCE | \$ 1,907,273.59 |
| TOTAL LIABILITIES AND EQUITY | \$ 1,972,674.29 |



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WHAT A YEAR!



As I begin making my business plan for 2023, I am looking back at 2022 with much appreciation and gratitude. I especially want to thank neighbors who have worked with me or referred me to friends and co-workers.

This year I was fortunate to work with many neighbors. From the sale of a long time family home, to sellers who decided they wanted to be near their children, to my most recent sale which was helping of helping one of our neighbor's children acquire their first condominium and move out on their own. When I look at the testimonials my clients submit, I revel in the sincere appreciation and genuine comradery that we develop during what can be a challenging process.

If you have real estate plans for 2023 that you would like to discuss, please don't hesitate to contact me. Although the press has much doom and gloom about the real estate market, the reality is a little different. Certainly, it isn't crazy like it was earlier in the year, but at the same time houses are still selling and buyers who were sidelined by competition are actually able to get into homes. The previous market wasn't sustainable, so it was only a matter of time before stabilization had to set in.

My wish is that everyone gets to spend the holidays with those they love and that love them! I hope 2023 is happy, healthy and prosperous for all.

And thank you to all who purchased legacy bricks! Can't wait to see them installed!

Stay tuned for next month's yearly recap.

Happy Holidays,
David Martin

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

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**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, December 7, 2022
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
 - i. Association Fee Increase
 - ii. 2023 FGHA Board
6. Old Business
 - i. Cabana Renovation Update
 - ii. 2023 Budget
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed