



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

Below is a copy of the statement that I read at our last meeting. I wanted to share it with the entire membership....

"While we did everything in our power to vet and do our due diligence with JD Builders, due to their inability to communicate, provide requested documentation & failing to meet commitments, we have decided to part ways with JD Builders and to find and contract with a new builder, all in the best interests of the membership.

As many of you know, JD Builders is owned by past FGHA resident and past FGHA president Joe D'Agostino. Again, please be assured that the Cabana Committee and the Board of Directors did *everything* in our power to know everything we needed to know before contracting with JD Builders. And why *wouldn't* we want someone connected to the neighborhood to do this project? This failure falls entirely on JD Builders. Perhaps we could have acted sooner, but we wanted to give him every opportunity (and many extra opportunities) to succeed and he completely failed.

Moving forward, the Cabana Committee, in league with the Board of Directors, is actively pursuing another contractor through many avenues. We are currently working with 6-8 contractors who have reviewed our plans and have already walked the job, and we are awaiting bids as we speak. Once all the bids are received, the Cabana Committee will review the proposals and make their recommendations to the Board. We are hoping this process will happen quickly and we can contract with a new builder soon. Most of the builders we have been working with have expressed that they can start construction pretty much immediately.

We ask that all members continue to make payments as promised. Our cash situation is important in our negotiating the cost of the project with the contractors. The closer we are to being able to say we are fully funded gives us negotiating power.

It is the intention of the Board and Cabana Committee to remain completely transparent as to the progress of the Cabana project.

Hopefully, this answers any questions anyone might have about the project. Once we have it, more information will be available and communicated to the membership."

See you at the next Zoom Board Meeting, Wednesday, July 8 at 7PM.

Inside This Issue

President's Message	1-2
Civic Report	2
Calendar of Events	3
FGHA Financials	4-6
Pool Operations	6
Board Meeting Minutes	8-9
July Agenda	10

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,
July 8

Guest Speaker:
Lisa Diaz Nash
Candidate for City Council

7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President Mike Russell	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

Civic Report

By Richard Neve

Measure P

At the May 19th Council Meeting council members voted to put Measure P on the November ballot. This was only after extensive pressure from SMRG, (the organization who collected the votes) and receiving a wave of emails and letters asking council members to recognize the voices of 7,000+ voters who signed a petition to put an extension to Measure P on the ballot. For more than a year the council have resisted putting Measure P on the ballot based on legal challenges brought forward by lawyers on behalf of a local developer.

Whether you support or oppose Measure P this is a victory for the voice of San Mateo citizens and allows people of both sides to vote their conscience. It allows *us* to say what we want San Mateo to look like in the 21st century.

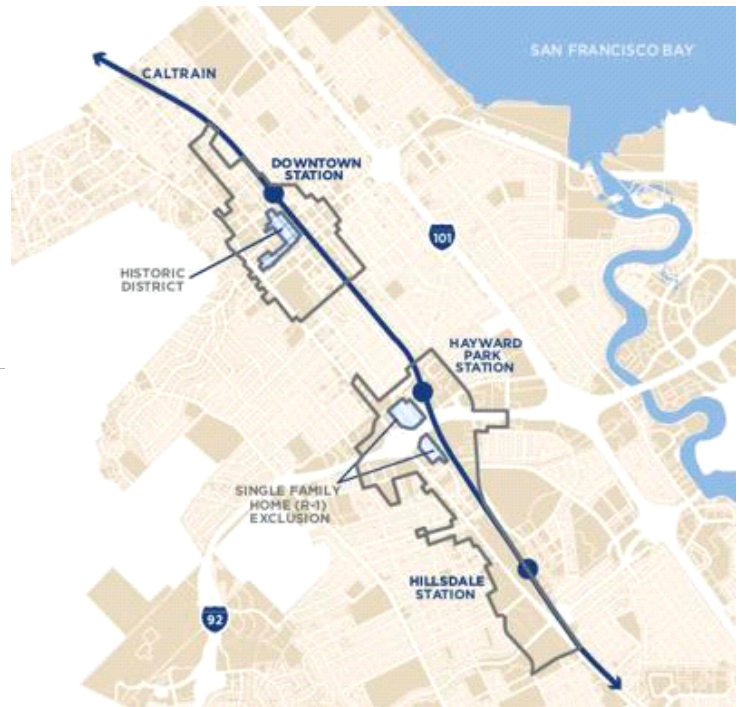
The argument against Measure P by the council is that they want to set their own building and zoning conditions through the General Plan process. The issue with the General Plan is that any provision in that plan can be changed by a simple majority vote (3 votes) of the council. This would mean pro-density/pro-developer council members would be able to change height limits and zoning to approve high-rise developments across San Mateo City. One council member (Lee), who was voted in by council members when Maureen Freschet retired and as such has not received a single vote from San Mateo citizens, would have this voting power.

Update: At the last council meeting the City Council (who opposed Measure P) approved to put a competing measure on the ballot allowing for taller and denser buildings around train stations in San Mateo. This ballot has the backing of local developers and did not collect the necessary signatures as Measure P did, due to the COVID-19 situation. It will cost taxpayers \$16-18,000 to add this ballot.

The map (below) shows the exempt areas and clearly carves out areas right next to Fiesta Gardens that will be eligible for high-rise development.

I encourage you to watch the Council Meeting to inform yourselves:

<https://sanmateo.primegov.com/Portal/Meeting?compiledMeetingDocumentFiled=7914>



ARE YOU CONSIDERING A MOVE?

I'm Actively Representing Clients with Their
Real Estate Transactions in San Mateo County.
Experienced in Home Sales, IRS1031 Exchanges,
NNN Leased Investments, Installment Sales
and Property Management

...Consider

DAVID A. MARINO

REAL ESTATE BROKER
SAN MATEO, CA 94401
Member NAR,CAR
DRE#00967316



Office: ⁽⁶⁵⁰⁾ 347-9861

Residence: ⁽⁶⁵⁰⁾ 578-1188

Successfully Fulfilling My Client's Real Estate Needs Since 1988

MONTHLY CALENDAR

FIESTA GARDENS

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

July 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>

July 8
Sustainability & Infrastructure Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM

July 14, 28
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 11:00 PM

July 20

City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

July 13 2:00 p.m. - 2:30 p.m.

San Mateo Public Library Presents...
World-Famous "Magic Mike" Stroud!
Welcome to the "Magic Mike Multiverse"! It's not what you think... but it will make you think! Award-Winning magician and creator of the best-selling "Klutz Book of Magic" (Scholastic Press), "Magic Mike" Stroud (since 1979) presents his magical world in a new virtual environment and talks about his fortune in learning a college-course career through magic books at the library. Participants will get to see his own home library of amazing magic books- not only the dozen titles he has created over his three decades of performing, but some rare magical books which produce bouquets of flowers, beautiful snowy-white birds, and even books that appear to burst into fire! (Don't try that one at home kids) You will learn some amazing magic tricks you can do for your friends and relatives - all done with ordinary objects from your own home. This special inter-active show will inspire your imagination and show you there is still real magic in the world today.
Visit [City of San Mateo Library webpage](#) for more info!

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
May 2020**

Current Period			Description	Year To Date			Proposed 2020 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
12,960.00	51,680.00	(38,700.00)	Regular Assessments	176,390.00	206,640.00	(30,250.00)	206,640.00
8.01	2.82	5.09	Interest Inc - Operating Fund	30.69	11.67	19.02	35.00
237.93	125.00	112.93	Interest Inc - Repl. Res. Fund	1,312.52	500.00	812.52	1,500.00
		0.00	Swim School			0.00	13,000.00
		0.00	Guest Passes			0.00	1,100.00
120.00	90.00	30.00	Bee Ads	780.00	350.00	420.00	1,080.00
\$ 13,326.94	\$ 51,877.92	-\$ 38,551.98	Total Income	\$ 178,513.21	\$ 207,511.67	-\$ 28,998.46	\$ 223,355.00
\$ 13,326.94	\$ 51,877.92	-\$ 38,551.98	Gross Profit	\$ 178,513.21	\$ 207,511.67	-\$ 28,998.46	\$ 223,355.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	2,273.60	2,700.00	426.40	6,480.00
2,117.85	2,200.00	82.14	Lifeguards	2,117.86	2,200.00	82.14	52,000.00
425.00	425.00	0.00	Newsletter Editor	2,125.00	2,125.00	0.00	5,100.00
208.65	210.00	1.35	Payroll Taxes	208.65	210.00	1.35	5,200.00
300.00	300.00	0.00	Secretary	1,500.00	1,500.00	0.00	3,800.00
1,000.00	1,000.00	0.00	Treasurer	5,000.00	5,000.00	0.00	12,000.00
141.94	300.00	158.06	Payment Processing Fees	2,262.15	1,200.00	(1,062.15)	1,200.00
10.29	216.67	206.38	Payroll Service	665.79	150.00	(415.79)	2,600.00
	45.00	45.00	Pest Control	268.68	225.00	(43.68)	540.00
1,628.76	1,408.33	(220.43)	Pool & Spa	6,423.21	7,041.67	618.46	16,900.00
146.63	541.87	395.04	Common Area - Maintenance	146.63	2,706.33	2,561.70	6,500.00
	25.00	25.00	Wristbands	0.00	125.00	125.00	300.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	416.67	416.67	1,000.00
30.55	300.00	269.45	Gas	145.12	1,500.00	1,354.88	3,600.00
901.01	1,083.33	182.32	Electricity	4,137.53	5,416.67	1,279.14	13,000.00
31.18	108.33	77.15	Refuse	384.23	541.67	177.44	1,300.00
66.43	90.00	1.57	Telephone & Pager	442.34	450.00	7.66	1,080.00
636.81	1,000.00	163.19	Water	1,792.81	5,000.00	3,207.39	12,000.00
	0.00	0.00	Streets, Drives & Concrete	0.00	0.00	0.00	0.00
	83.33	83.33	Pools, Spas, & Lake Facilities	0.00	416.67	416.67	1,000.00
	0.00	0.00	Clubhouse Facilities	0.00	0.00	0.00	0.00
	100.00	100.00	Audit & Tax Preparation	0.00	500.00	500.00	1,200.00
49.50	208.33	158.83	Mailings, Postage & Copies	652.98	1,041.67	388.69	2,500.00
	400.00	400.00	Newsletter Postage/ Printing	638.92	2,000.00	1,363.08	4,800.00
	125.00	125.00	Meeting Expenses/Social Functi	920.84	625.00	(295.84)	1,500.00
	83.33	83.33	Collection Expenses	0.00	416.67	416.67	1,000.00
1,184.25	1,166.67	2.42	Insurance Expenses	5,821.25	5,833.33	12.08	14,000.00
250.17	333.33	83.16	D & O Ins. Expenses	1,250.85	1,666.67	415.82	4,000.00
	291.67	291.67	Insurance Exp - W/C	2,673.50	1,458.33	(1,115.17)	3,500.00
493.48	191.67	(301.81)	Office Supplies	1,504.06	958.33	(545.72)	2,300.00
	20.83	20.83	Postage	0.00	104.17	104.17	250.00
	20.83	20.83	Civic Expenses	100.00	104.17	4.17	250.00
239.88	41.67	(198.21)	Web Site	319.87	208.33	(111.54)	500.00
	166.67	166.67	Professional Services	0.00	833.33	833.33	2,000.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
May 2020**

Current Period			Description	Year To Date			Proposed 2020 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	83.33	83.33	Permits & License	0.00	416.67	416.67	1,000.00
0.00	666.67	666.67	Taxes - Property	4,261.95	3,333.33	(928.62)	8,000.00
	20.83	20.83	Inc Taxes- Operating Fund		104.17	104.17	250.00
\$ 10,604.39	\$ 13,880.83	\$ 3,276.44	Total Expenses	\$ 47,815.61	\$ 58,530.83	\$ 10,715.22	\$ 192,450.00
\$ 2,721.55	\$ 37,997.08	-\$ 35,275.53	Net Income	\$ 130,697.60	\$ 148,980.83	-\$ 18,283.23	\$ 30,905.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
May 2020**

Actual	Current Period Budget	Variance	Description	Actual	Year To Date Budget	Variance	Budget
INCOME							
44,950.00	108,333.33	(63,383.33)	Special Assessments	911,350.00	975,000.00	(63,650.00)	1,300,000.00
\$ 44,950.00	\$ 108,333.33	-\$ 63,383.33	Total Income	\$ 911,350.00	\$ 975,000.00	-\$ 63,650.00	\$ 1,300,000.00
\$ 44,950.00	\$ 108,333.33	-\$ 63,383.33	Gross Profit	\$ 911,350.00	\$ 975,000.00	-\$ 63,650.00	\$ 1,300,000.00
EXPENSES							
		0.00	Cabana Rebuild - Contract	37,000.00	95,000.00	58,000.00	850,000.00
		0.00	Construction Reserve		20,000.00	20,000.00	200,000.00
		0.00	Consulting		5,000.00	5,000.00	50,000.00
		0.00	Permits and Fees		4,000.00	4,000.00	40,000.00
482.29	6,000.00	5,507.71	Payment Processing Fees	10,682.08	42,000.00	31,317.92	60,000.00
\$ 482.29	\$ 6,000.00	\$ 5,507.71	Total Expenses	\$ 47,682.08	\$ 166,000.00	\$ 118,317.92	\$ 1,300,000.00
\$ 44,457.71	\$ 102,333.33	-\$ 57,875.63	Net Income	\$ 863,667.92	\$ 809,000.00	\$ 64,667.92	\$ 0.00

Fiesta Gardens Homes Association Inc.
Balance Sheet
 As of May 31, 2020

ASSETS	
Cash - Operating Fund	\$ 157,797.99
Cash - Reserve Fund	\$ 295,558.25
Cash - Cabana Rebuild	\$ 874,350.00
Old Accounts Receivable	\$ 129,202.00
2020 Dues Receivable	\$ 30,250.00
Special Assessment Receivable	\$ 336,320.00
Other Current Assets	\$ 21,910.66
Cabana Rebuild	\$ 37,000.00
TOTAL ASSETS	\$ 1,882,388.90

LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	1,845.80
Accrued Expenses	4,226.51
Propaid Assessments	1,323.10
Total Liabilities	\$ 7,395.41
Fund Balance	1,499,272.31
Current Year Net Income/Loss	376,321.18
Total Fund Balance	\$ 1,875,593.49
TOTAL LIABILITIES AND EQUITY	\$ 1,882,988.90

Pool Operations

By Steve Stanovcak

The pool is now open 7 days a week FROM 12:00 noon until 8:00 P.M..

We currently have some COVID-19 restrictions in place.

- There is a maximum number of forty (40) residents in the pool facility at one time.
- No guests are being allowed at the time of this article.

To see an entire list of restrictions please visit our website <http://www.fiestagardenshoa.com> . Unfortunately, we are still not offering swim lessons.

Please remember to wear your 2020 wristbands when visiting the pool. If you have not received your wristbands for this year make sure your 2020 dues have been paid.

SOMETHING NEW: Want to get a workout in? We are offering LAP SWIM ONLY Monday-Friday for 1 hour from 11:00 a.m. until 12:00 noon. No open swim will be allowed during this one hour.





REALTOR®, EPRO, SFR, RCS-D ~ Top listing agent in Fiesta Gardens!

Coldwell Banker International President's Circle



JULY 2020



The market has continued to be strong, as not much inventory exists and interest rates are extremely favorable for buyers, in the low 3.0% range. Volatility of stock market and local unemployment numbers will continue to be the strongest forces that affect our buyer pool.

Be sure to check out my latest listing at www.1028Bermuda.com after June 22nd. It is an amazing 5 bedroom / 3 bathroom home that has been expanded and remodeled! If you would like a personal tour, don't hesitate to contact me. Although,

I'm not able to do my usual neighborhood open house, I will have a great virtual walkthrough on my site.

I hope everyone continues to stay healthy and be safe! I look forward to seeing you around the neighborhood!

FIESTA GARDENS 2020 YEAR-TO-DATE REAL ESTATE ACTIVITY

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
2258 Salisbury Way	San Mateo	3	2 0	17	1,530	\$866.01	6,650 (sf)	\$1,325,000	64

ACTIVE

# Listings:	1	AVG VALUES:	17	1,530	\$866.01	6,650 (sf)	\$1,325,000	64
-------------	---	-------------	----	-------	----------	------------	-------------	----

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2065 Ginner Street	San Mateo	3	2 0	0	1,440	\$1,048.61	5,000 (sf)	\$1,499,000	66	\$1,510,000	06/02/20
1069 Rossi Way	San Mateo	3	2 0	7	1,280	\$1,121.09	5,000 (sf)	\$1,149,950	65	\$1,435,000	03/02/20
1052 Bermuda Drive	San Mateo	3	2 0	8	1,240	\$1,153.23	5,000 (sf)	\$1,299,999	64	\$1,430,000	03/31/20
2011 Sullivan Street	San Mateo	3	2 0	0	1,280	\$1,109.38	5,050 (sf)	\$1,400,000	66	\$1,420,000	05/05/20
1221 Annapolis Drive	San Mateo	3	2 0	12	1,330	\$1,060.15	5,700 (sf)	\$1,398,000	64	\$1,410,000	03/31/20
2232 Bermuda Drive	San Mateo	3	2 0	11	1,330	\$1,053.30	5,151 (sf)	\$1,375,888	63	\$1,400,888	01/07/20
2056 Texas Way	San Mateo	3	2 0	48	1,280	\$1,093.75	5,000 (sf)	\$1,378,000	65	\$1,400,000	02/21/20
2203 Portsmouth Way	San Mateo	4	2 0	6	1,510	\$894.04	7,000 (sf)	\$1,398,000	64	\$1,350,000	02/26/20
2239 Bermuda Drive	San Mateo	3	2 0	12	1,330	\$939.85	6,138 (sf)	\$1,098,000	64	\$1,250,000	03/31/20

SOLD

# Listings:	9	AVG VALUES:	12	1,336	\$1,052.60	5,449 (sf)	\$1,332,982	65	\$1,400,654
-------------	---	-------------	----	-------	------------	------------	-------------	----	-------------

# Listings Total:	10	AVG VALUES FOR ALL:	12	1,355	\$1,033.94	5,569 (sf)	\$1,332,184	65	\$1,400,654
-------------------	----	---------------------	----	-------	------------	------------	-------------	----	-------------

Quick Statistics (10 Listings Total)			
	Min	Max	Median
List Price	\$1,098,000	\$1,499,000	\$1,376,944
Sale Price	\$1,250,000	\$1,510,000	\$1,410,000

181 2nd Avenue #100, San Mateo, CA 94401 | 650.685.7621 | David@SellPeninsulaHomes.com



COLDWELL BANKER REALTY

©2020 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Ladd Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CA BRE License #01908304. Agent CA BRE #01-08536

FGHA BOARD MEETING – May 6, 2020

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:08PM. Board Members in attendance were: Steve Strauss - President, Mike Russell - Vice President, Roland Bardony – Parks Director, Christina Saenz - Social Director, and Steve Stanovcak – Pool Operations.

March 4th Minutes - We will vote on the March minutes in June.

Financial /Steve Gross

- HOA dues have been sent out and we have collected \$163,000.
- Special assessment is going well, we collected another \$42,900. Total collected thus far \$866,400.

BOARD REPORTS

Civic/Rich Neve - Not in Attendance

Social Director/Christina Saenz

- Easter Egg Hunt was cancelled.

Parks/Roland Bardony

- Both the tennis courts and kiddy park will be locked due to COVID-19 regulations.

Pool Operations/Steve Stanovcak

- We are waiting to see if we can open the pool this year, we won't know until directives come out from the County. We do have lifeguards if we are able to open.

Vice President/Mike Russell – Nothing to report

President/Steve Strauss

- Glad to see everyone out walking while social distancing.

OLD BUSINESS

Cabana Renovation

Cabana demolition has been delayed due to COVID-19. Hopefully it will be starting in the near future.

NEW BUSINESS

- Some residents have outstanding special assessments. The question was brought up, should they receive a pool wristband. It was decided that wristbands will be associated with only our HOA dues this year. If your dues are up to date you will get your wristbands. If we need to make a change for next year we will do so.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, June 3rd, 2020 at 7pm, venue to be determined. Meeting was adjourned at 7:48pm.

FGHA BOARD MEETING – June 3, 2020

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:04PM. Board Members in attendance were: Steve Strauss - President, Mike Russell - Vice President, Roland Bardony – Parks Director, Christina Saenz - Social Director, and Steve Stanovcak – Pool Operations.

March 4th Minutes and May 6th Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the of March 4th meeting and May 6th were approved.

Financial /Steve Gross

- First month of the pool being open, all is good.

BOARD REPORTS

Civic/Rich Neve

- Curfew in effect.
- Fashion Island ramp closures are happening.
- SMUHA outstanding home maintenance award is coming up. One person from each HOA wins.
- Covid19 update, social distance and wear face coverings. Numbers have gone up since restrictions have started to be lifted.

Social Director/Christina Saenz

- Not much going on due to shelter in place.
- Maybe we can have block parties for 4th of July.

Parks/Roland Bardony

- Scapes Landscaping is back. They trimmed trees and adjusted sprinklers.

Pool Operations/Steve Stanovcak

- The pool is open with restrictions. See website for guidelines.

Vice President/Mike Russell – Nothing to report

President/Steve Strauss

- Mike Russell is moving out of the area. He has done so much for our community over the past years and we thank him.

OLD BUSINESS – None

NEW BUSINESS - None

Cabana Renovation

We have severed our relationship with JD builders. The cabana committee has been interviewing new contractors and will make a recommendation soon.

Questions and Comments

Trail by the creek looks like it may have a new fence. Rich will call the City and find out if it is new or preexisting.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom Wednesday, July 8th, 2020 at 7pm. Meeting was adjourned at 7:32pm.

**8Fiesta Gardens Homes Association
Annual Board Meeting Agenda
Wednesday, July 8, 2020
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Guest Speaker: Lisa Diaz Nash, City Council candidate
4. Financial Report – Steve Gross
5. 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 – Mike Russell
 - vii. President – Steve Strauss
6. New Business
 - i.
7. Old Business
 - i. Cabana Renovation Update
8. Questions and Comments
9. Adjournment/Break into Executive Session if needed