



Fiesta Bee

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

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President's Message

By Steve Strauss

It's a New Year and a new era for Fiesta Gardens.

It's finally happening. Work has begun on our new Cabana. By this time next year we should be celebrating the holidays in our new building. In the meantime, let's celebrate all of the time and effort put in by a lot of residents that got us to this point and all enjoy our accomplishment. I know I've been talking about it a lot in my messages for a long time. NOW it's real.

I hope everyone enjoyed the Holiday Season and whatever holiday (or not) that you celebrate. Whatever it was, hopefully it was full of family, friends, good food, and a whole lot of fun – not to mention some really cool gifts.

2021 wasn't exactly a cake walk and the virus is still among us. Hopefully, 2022 will be much better, the virus will subside (fingers crossed), and we can continue to get back to some semblance of life as we once knew it. May 2022 find everyone healthy, happy, and prosperous.

Allyson and I would like to wish our entire Fiesta Gardens family a very Happy New Year!

Be safe and be well.

Inside This Issue

President's Message	1-2
Civic Report	2
Mental Health contact info.	2
Calendar of Events	3
FGHA Financials	4-5
Board Meeting Minutes	6-7
Holiday Lights Winners	8-9

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, January 5
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

Civic Report

By Richard Neve

Big Changes Coming to Hillsdale Mall?

The Bohannon family, who own the Hillsdale Mall, “is bringing in Northwood Investors, a real estate private equity firm, as a partner in the 1.3 million square foot retail complex, which operates on 47 acres.”, according to the Mercury News. This brings in a national investment firm to manage and run a local mall. You may have been contacted to complete surveys regarding developing this area. We need to keep a close eye on this and the council decisions on how this site gets developed. As a comparator, the Stonestown mall in San Francisco is undergoing a huge redevelopment including mixed use housing, offices and retail, and some high-rise development. Expect that the Bohannons, who fought against height limits on land they own, will want to jam in as much density as they can to maximize their profits. Residents need to provide feedback on their vision for the development of this area.

UFES.

The City’s contractor will continue work along Saratoga Drive, between the main entrance to the San Mateo County Event Center and S. Delaware Street, into the week of Dec. 20, 2021 to remove sheet piles and other equipment. During this work, residents can expect some short-term inconveniences such as loud noise. Approved work hours along Saratoga Drive are between 7 a.m. and 5 p.m.

SMPD Police Chief at next FGHA Board Meeting

SMPD police Chief Ed Barberini will be attending the next Board meeting to give an update on crime trends and the direction of SMPD. Please let me know if you have any questions you would like to ask him.

civic@fiestagardenshoa.com

IMPORTANT INFORMATION FOR YOUR MENTAL HEALTH

COVID-19 PUBLIC CALL CENTER: Call 2-1-1 for non-emergency, non-medical questions; 24 hours/day, 7 days-a-week They will provide food locations and other community resources anywhere in the Bay area.

San Mateo County Behavioral Health & Recovery Services ACCESS Call Center (24/7) – mental health and substance use services for residents with Medi-Cal or no insurance. 800-686-0101 | TDD: (800) 943-2833

Alcoholics Anonymous- Online meetings www.aa.org/pages/en_US/options-for-meeting-online

Narcotics Anonymous- Online meetings virtual-na.org/meetings/

California Peer Run Warm Line (24/7)- Free non-emergency emotional support and referrals via phone or instant messaging 855-845-7415 | www.mentalhealthsf.org/peer-run-warmline

Crisis Text Line (24/7 crisis counselor) Text HOME to 741741

Crisis and Suicide Hotline (24/7 support for people in distress) 800-273-8255 (TALK)

Disaster Distress Helpline (24/7 confidential crisis support) 800-985-5990 or text TALKWITHUS to 66746

ARE YOU CONSIDERING A MOVE?

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MONTHLY CALENDAR

FIESTA GARDENS

January 5
FGHA Board Meeting
7 p.m., Zoom call

January 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>

January 3, 18
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

January 12
Sustainability and Infrastructure Commission Meeting.
Where: Remote via Zoom call
When: 7:00 p.m. - 9:00 p.m.

January 25
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 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
November 30, 2021**

Current Period			Description	Year To Date			2021 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
		0.00	Regular Assessments	197,280.00	188,290.00	9,000.00	188,280.00
0.47	2.08	(1.61)	Interest Inc - Operating Fund	8.87	22.92	(14.05)	25.00
188.50	83.33	105.17	Interest Inc - Repl. Res. Fund	2,038.98	916.67	1,120.31	1,000.00
		0.00	Interest	2,625.85	0.00	2,625.85	0.00
821.08		821.08	Guest Passes	821.08		821.08	
		0.00	Late Charges	96.00	1,893.83	(1,797.83)	2,086.00
		0.00	Swim School	10,820.00		10,820.00	0.00
		0.00	Collection Charges	12,635.00		12,635.00	0.00
80.00	90.00	(30.00)	Bee Ads	1,020.00	990.00	30.00	1,080.00
\$ 1,068.05	\$ 175.42	\$ 892.63	Total Income	\$ 227,343.78	\$ 192,103.42	\$ 35,240.36	\$ 192,461.00
\$ 1,068.05	\$ 175.42	\$ 892.63	Gross Profit	\$ 227,343.78	\$ 192,103.42	\$ 35,240.36	\$ 192,461.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	5,940.00	5,940.00	0.00	6,480.00
		0.00	Lifeguards	45,786.52	38,000.00	(7,786.52)	38,000.00
		0.00	Payroll Taxes	4,486.97	3,730.00	(736.97)	3,730.00
219.00		(219.00)	Payroll Service	1,738.54	3,000.00	1,261.46	3,000.00
425.00	425.00	0.00	Newsletter Editor	4,675.00	4,675.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	3,300.00	3,300.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	11,000.00	11,000.00	0.00	12,000.00
48.29		(48.29)	Payment Processing Fees	2,897.93	2,475.00	(422.93)	2,700.00
	45.00	45.00	Pest Control	589.34	455.00	(134.34)	540.00
1,005.00	1,458.33	453.33	Pool & Spa	25,241.91	16,041.67	(9,200.24)	17,500.00
	308.33	308.33	Common Area - Maintenance	3,180.62	3,391.67	211.05	3,700.00
		0.00	Wristbands	730.83	275.00	(455.83)	300.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	916.67	916.67	1,000.00
238.28	300.00	61.72	Gas	3,725.62	3,300.00	(425.62)	3,600.00
896.25	1,166.67	270.42	Electricity	10,701.47	12,833.33	2,131.86	14,000.00
188.93	125.00	(63.93)	Refuse	2,078.23	1,375.00	(703.23)	1,500.00
185.99	133.33	(52.66)	Telephone & Pager	1,961.14	1,466.67	(494.47)	1,600.00
848.29	1,000.00	151.71	Water	13,476.43	11,000.00	(2,476.43)	12,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	916.67	916.67	1,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	1,100.00	1,100.00	1,200.00
17.40	208.33	190.93	Mailings, Postage & Copies	364.82	2,291.67	1,926.85	2,500.00
	50.00	50.00	Newsletter Postage/ Printing	193.74	550.00	356.26	600.00
	125.00	125.00	Meeting Expenses/Social Functi	1,579.25	1,375.00	(204.25)	1,500.00
	416.67	416.67	Collection Expenses	8,253.01	4,583.33	(3,669.68)	5,000.00
1,317.48	1,125.00	(192.48)	Insurance Expenses	13,329.28	12,375.00	(954.28)	13,500.00
298.00	291.67	(6.33)	D & O Ins. Expenses	3,278.00	3,208.33	(69.67)	3,500.00
	366.67	366.67	Insurance Exp - W/C	617.35	4,033.33	3,415.98	4,400.00
229.98	271.67	41.69	Office Supplies	2,571.82	2,988.33	416.51	3,280.00
	8.33	8.33	Civic Expenses	199.00	91.67	(107.33)	100.00
	41.67	41.67	Web Site	354.04	458.33	104.29	500.00
950.00	833.33	(116.67)	Professional Services	35,852.21	9,166.67	(26,685.54)	10,000.00
	83.33	83.33	Permits & License	0.00	916.67	916.67	1,000.00
5,242.51	683.33	(4,559.18)	Taxes - Property	9,135.94	7,516.67	(1,619.27)	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	0.00	22.92	22.92	25.00
\$ 13,950.38	\$ 11,575.42	-\$ 2,374.96	Total Expenses	\$ 217,189.31	\$ 174,809.58	-\$ 42,389.73	\$ 186,635.00
-\$ 12,882.33	-\$ 11,400.00	-\$ 1,482.33	Net Income	\$ 10,184.47	\$ 17,293.83	-\$ 7,109.36	\$ 5,816.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
November 30, 2021**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
10,450.00	10,000.00	450.00	Special Assessments	1,288,750.00	1,300,000.00	(11,250.00)	1,300,000.00
<u>\$ 10,450.00</u>	<u>\$ 10,000.00</u>	<u>\$ 450.00</u>	Total Income	<u>\$ 1,288,750.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 11,250.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 10,450.00</u>	<u>\$ 10,000.00</u>	<u>\$ 450.00</u>	Gross Profit	<u>\$ 1,288,750.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 11,250.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
		0.00	Cabana Rebuild - Contract	10,000.00		(10,000.00)	1,340,000.00
		0.00	Update Plans	60,253.61	20,000.00	(40,253.61)	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	30,038.07	50,000.00	19,961.93	50,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	Total Expenses	<u>\$ 112,834.22</u>	<u>\$ 83,000.00</u>	<u>-\$ 29,834.22</u>	<u>\$ 1,511,836.00</u>
<u>\$ 10,450.00</u>	<u>\$ 10,000.00</u>	<u>\$ 450.00</u>	Net Income	<u>\$ 1,175,915.78</u>	<u>\$ 1,217,000.00</u>	<u>-\$ 41,084.22</u>	<u>-\$ 211,836.00</u>

**Fiesta Gardens Homes Association Inc.
Balance Sheet
As of November 30, 2021**

ASSETS	
Cash - Operating Fund	\$ 49,531.20
Cash - Reserve Fund	\$ 299,256.92
Cash - Cabana Rebuild	\$ 1,224,169.63
Accounts Receivable	\$ 21,690.00
Accounts In Collection	\$ 143,382.00
Construction Refundable Deposit	\$ 11,500.00
Other Current Assets	\$ 10,052.86
Due From JD Builders	\$ 2,500.00
TOTAL ASSETS	<u>\$ 1,762,072.61</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	3,067.45
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Payroll Liabilities	328.06
Total Liabilities	<u>\$ 6,468.61</u>
Fund Balance	1,802,910.84
Current Year Net Income/Loss	-47,306.84
Total Fund Balance	<u>\$ 1,755,604.00</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,762,072.61</u>

FGHA BOARD MEETING – November 3, 2021

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

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

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

Financial /Steve Gross

- \$53,000 in our operating account.
- We paid out \$16,600 in the month of October.
- We have over \$1.5 million in the Cabana Funds/Reserve Account.
- \$760.00 was collected in dues for the month of October. \$197,200 have been collected in total.
- \$8,700 more was collected in special assessments for the month of October. So far 441 Members have paid the special assessment. There are 35 making monthly payments and 13 are in collections.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- The pool is closed, and everything has been put away.
- Some of the fiber glass in the shallow end of the pool is pulling up. Will discuss with Steve Muller.

Civic/Rich Neve

- The City Council has selected the 5 new districts in San Mateo. In the future there will need to be a council member from each district. The Council will need to decide how to go forward as all districts are not represented at this time.
- Our garbage rates will be going up in 2022. There will still be a shortfall.
- The UFES has entered stage 4 of the project.

Social Director/Christina Saenz

- There was a nice crowd for the Halloween get together. Thanks to everyone who came out.
- December Holiday Lights contest is coming up, judging will take place December 17th. If you are interested in being a judge, please contact Christina.
- We will be getting signs made to show who the previous winners were in 2020 as they will not be able to win this year.
- At times it would be nice to have a PA system at some of our gatherings. The Board will look into it.

Parks/Roland Bardony

- A large branch fell on the west side of the park during the storm. Scapes has taken care of it. Another branch fell behind the tennis courts, Scapes is aware and will take care of it.
- There is some graffiti as well, Roland will take care of it.

Pool Maintenance/Steve Muller – Not in attendance

Naresh Nayak/Vice President - Not in attendance

President/Steve Strauss

- To all Board Members please get your articles in on time for The Fiesta Bee so we can make sure the Bee is out on time and before our monthly meetings.

NEW BUSINESS

None

OLD BUSINESS

Cabana Renovation Update

We have our permit! Thank you to the Cabana Committee for all your hard work and persistence to get this done. We will be breaking ground sometime in January 2022. The SMPD would like us to have an alarm and security cameras, we will discuss.

Assessment Collection Update

This will be discussed in Executive Session.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday December 1st, 2021, at 7pm. Meeting was adjourned at 7:36pm.

FGHA BOARD MEETING – December 8, 2021

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:06PM. Board Members in attendance were: Steve Strauss - President, Steve Stanovcak – Pool Operations, Roland Bardony – Parks, Naresh Nayak and Christina Saenz -- Social Director.

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

Financial /Steve Gross

- \$49,500 in our operating account.
- We paid out \$13,900 in the month of November.
- We have over \$1.5 million in the Cabana Funds/Reserve Account.
- So far 447 Members have paid the special assessment in full. There are 29 making monthly payments and that amount is 26,000 total that we will collect when all 29 have concluded their payment plan. 13 are in collections.
- Finances are in fantastic shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- Needed to add water to the pool due to evaporation.
- The Cabana has been completely cleaned and memorabilia has been stored.

Civic/Rich Neve - Not in attendance

Social Director/Christina Saenz

- Holiday light competition will be Friday the 17th. Judges will drive around with Steve Muller. We will have signs posted on the winning houses from last year, so judges/residents know that those homes are ineligible to win this year.

Parks/Roland Bardony

- Graffiti behind the tennis courts has been cleaned up.
- The tree behind the courts was cut up and Scapes will clean up what's left.

Pool Maintenance/Steve Muller - Not in attendance

Naresh Nayak/Vice President

- The lights around the neighborhood look great!

President/Steve Strauss

- The Chief of Police for the City of San Mateo will be our guest next month at our Board Meeting on January 5th. He will address issues we may have.

NEW BUSINESS None

OLD BUSINESS

Cabana Renovation Update

Pro Modeling updated what the city requested. They also submitted a change order request for materials and labor. After some negotiations the breakdown ended up being \$197,970 more. Although the new breakdown is sizable it made sense and we understand the increases. After some discussion, and on a motion duly made and seconded and approved by all Board Members the \$197,970 increase was approved. We will not need to increase our dues to accommodate the increase.

Assessment Collection Update

Thirteen accounts are in collections. ASAP has several options we can look into regarding how we would like to handle these 13 accounts. We will discuss in Executive Session.

Questions and Comments

A request was made to have written job descriptions for each Board Member position. All agreed that was a good idea. It was also mentioned it would be a good idea to audit our books and work on a "members only" part of our website. It was noted that we are working hard to update our website and it would be a good idea to do an audit.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday, January 5th at 7pm. Meeting was adjourned at 7:35pm.

Christmas Lights

FIRST PLACE —Barranti Family: 2047 Potomac



SECOND PLACE —Viarengo Family: 2258 Springfield



Christmas Lights

THIRD PLACE—Pawlik Family: 1004 Bermuda



FOURTH PLACE—Kielty Family: 2216 Portsmouth





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2022 PREDICTIONS!



There is a lot of speculation about what real estate is going to look like in 2022. News reports say people are leaving California in droves, inventory is at an all time low, and interest rates are extremely low.

The reality of the picture is people are relocating out of California for a variety of reasons. A lower cost of living and political alignment are the two biggest reasons followed by job transfers. The percentage of people leaving the workforce over 55 years of age is at higher than normal levels. The pandemic made many people evaluate what was important to them and as such, they are doing what they can to make their next chapter the best yet!

Inventory being at an all time low is a partially accurate statement. If you look at averages in San Mateo County over the past 5 years, the numbers of new listings are relatively consistent. However, the number of buyers that want to move into Single Family Homes has jumped which is what has created this frenzied market. In the past year, interest in condominiums has dwindled, because the thought of living in a more communal situation with common stairwells, elevators and laundry rooms has given buyers pause. Condos are still selling, but not at the rates we have seen in the past.

And finally, the extremely low interest rates are going to most likely go away in 2022. However, we really have to put that into perspective as well. In the past 90 days, the rates have gone up between a .25% and .50%. They are expected to rise again during 2022 as the FED begins to adjust their interest rates as well. Although the fed rate doesn't directly adjust the lender's interest rates, there is a correlation between the two. Most economists agree we will be at or near 5% in 2022. These are still very low interest rates. For those who purchased in the late 70's & early 80's, you will remember when interest rates were 18% and 20%. Even when I purchased my house in 1998, the interest rate was 7.375%. We felt lucky in getting that as they were at 7.75% when we started looking.

I think 2022 will be a mixed bag in the real estate market. The properties fixed-up in great neighborhoods will still continue to sell in record times for great prices. The market will be sensitive to the stock market in our area because a lot of the wealth on the Peninsula is derived from people's portfolios. Our neighborhood has always been desirable and will continue to be so as more expensive options spring up around us. For example, the new single family homes just off of Norfolk are starting at approximately \$2.25 million.

As always, don't hesitate to contact me to discuss your real estate needs. I'm just around the corner and can meet discretely with you to discuss your goals.

Happy 2022!

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

