



May Newsletter
Volume LXIX Issue 5

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

May feels like the final leg in a relay race as the anchor runner takes hold of the baton and heads for the finish line. Prom, graduations, promotions, playoffs and young adults headed home from college. May is certainly a busy time.

We also look forward to the opening of the Pool for the 2025 season. There is so much thanks for the behind the scenes to get the pool ready for the Season. Our pool director, Steve Stanovcak, is an amazing force in putting things in motion.

This year we need to also thank resident Christy Knott and her committee for their time and energy to get the Fiesta Gardens swim program up and going. Her group poured their energy into marketing lifeguard positions in local high schools, hosting a job fair in the cabana complete with interactive experiences that were rewarding for the teenagers involved. They also secured a local head lifeguard and extended offers to a number of teenagers. Her enthusiasm to the community and vision for the program is a wonderful amenity for the whole community. This summer is looking bright poolside.

We look forward to seeing you all poolside

Park Director's Report

By Mike Bratt

Hello FGHA members

Soon the parks will need some work as well as staining the new cabana and guard room. If you are interested in helping with any of this work then please send your contact information to my email at mbratt@mpcsd.org.

Thank you for your interest in helping with our parks and the new buildings.

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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, May 7
7PM at the Cabana

FGHA Board of Directors

President
Paul McCann
president@fiestagardenshoa.com

Vice President
Christina Saenz
vp@fiestagardenshoa.com

Civic Affairs
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Pool Operations
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Pool Maintenance
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Social Director
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social@fiestagardenshoa.com

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Secretary
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editor@fiestagardenshoa.com

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Pool Operations

By Steve Stanovcak



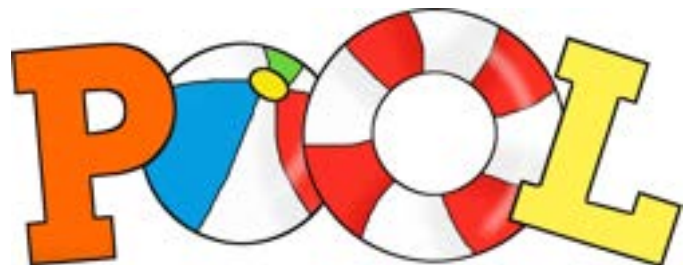
We have scheduled our annual Pool Clean-up/Pool Opening Preparation Day for **Saturday, April 26th**, at the pool from 10:00 a.m. to 1:00 p.m. We could use some help if you are available.

The pool will be opening on Saturday, May 17th, weekends only from 12:00 p.m. to 8:00 p.m.

- Starting Monday, June 16th, the pool will be open seven days a week from 12:00 p.m. to 8:00 p.m.
- Lap swim will start Friday, June 20th. Lap swim will be on Fridays, Saturdays, and Sundays.

You will be receiving your pool wristbands by the end of April or the beginning of May. You have to be current with your association dues and any special assessments to receive your wristbands. If you are unsure of your status, please get in touch with our [Association Treasurer](#), Vicky Nguyen.

As always, for more information, please visit our website, <http://www.fiestagardenshoa.com>.



MONTHLY CALENDAR

FIESTA GARDENS

May 7
FGHA Board Meeting
7 p.m., at the Cabana

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

SAN MATEO

May 3
Residential E-Waste & Shredding Event
Where: Beresford Park, 2720 Alameda de las Pulgas
When: 9:00 AM - 12:00 PM
Cost: FREE
<https://www.cityofsanmateo.org/2617/Free-Recycling-Events>

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

May 5, 19
City Council Special Meeting/Meeting
Where: Please see [Public Meeting Portal](#) for details.
When: 5:30 PM - 7:00 PM (Special Meeting)
7:00 PM - 9:00 PM (regular Meeting)

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

Fiesta Gardens Homes Association Inc.
Profit and Loss
March 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
Income								
Operating Revenue								
330.52		331	Regular Assessments	292,375	290,822	1,553	290,822	
1,840.00	1,984	(144)	Clubhouse Rental (Pool Party)	6,820	2,976	3,844	11,904	
0.00		0	Guest Passes	644	275	369	1,100	
60.00	60	0	Bee Ads	180	180	0	720	
0.00	0	0	Swim School	0	0	0	15,910	
2,230.52	2,044	187	Subtotal	300,019	294,253	5,766	320,456	
Interest, Late Charges, Collection Fees								
148.25	42	107	Interest Inc - Repl. Res. Fund	206	125	81	500	
0.00	0	0	Interest - Collections	0	0	0	0	
0.00	83	(83)	Late Charges	4,845	250	4,595	1,000	
0.00	0	0	Misc Income	519	0	519	0	
0.00	8	(8)	Collection Charges	0	25	-25	100	
148.25	133	15	Subtotal	5,570	400	5,170	1,600	
2,378.77	2,177	201	Total Income	305,589	294,653	10,935	322,056	
Expenses								
Lifeguard Expense								
0	0	0	Lifeguards	0	0	0	57,186	
0	293	293	Insurance Exp - W/C	558	880	321	3,518	
0		0	Payroll Taxes	0	0	0	5,926	
85	167	82	Payroll Service	395	501	106	2,003	
85	460	375	Lifeguard Expense Subtotal	953	1,380	427	68,633	
Pool Expense								
2,028	1,863	(165)	Pool Expense total	7,178	5,589	-1,589	22,355	
Park Expense								
650	670	20	Landscape-Contract	2,200	2,009	-192	8,034	
41	0	(41)	Common Area - Maintenance	41	0	-41	0	
0	78	78	Pest Control	204	234	30	935	
0	0	0	Cabana Supplies and Equipment	167	0	-167	0	
0	0	0	Tennis Court- Service & Repair	0	0	0	0	
691	747	56	Park Expense Subtotal	2,612	2,242	-369	8,969	
Utilities								
166	720	553	Gas	321	2,159	1,838	8,634	
1,593	1,299	(294)	Electricity	3,363	3,898	534	15,590	
193	216	23	Refuse	579	649	70	2,596	
273	280	8	Telephone & Internet	818	841	23	3,364	
963	1,833	870	Water	2,968	5,500	2,532	22,000	
110	525	415	Clubhouse Facilities	330	1,576	1,246	6,305	
3,298	4,874	1,576	Utilities Subtotal	8,378	14,622	6,244	58,489	

<u>Administrative Expenses</u>							
0	220	220	Audit & Tax Preparation	0	661	661	2,645
0	8	8	Civic Expenses	0	25	25	100
300	333	34	D & O Ins. Expense	899	1,000	101	4,000
1,299	1,458	159	Insurance Expense	3,897	4,375	478	17,500
0	42	42	Mailings, Postage & Copies	252	125	-127	500
0	250	250	Meeting Expenses/Social Functions	0	750	750	3,000
425	425	0	Newsletter Editor	1,275	1,275	0	5,100
0	65	65	Newsletter Postage/ Printing	119	195	76	780
310	293	(16)	Office Supplies	824	880	57	3,521
287	1,767	1,480	Payment Processing Fees	4,633	5,300	667	5,300
			Permits & License	0	10	10	40
7,493	0	(7,493)	Professional Services	13,775	0	-13,775	0
0	74	74	Reserve Study	0	223	223	890
300	300	0	Secretary	900	900	0	3,600
0	125	125	Taxes - Income	0	375	375	1,500
(278)	2,000	2,278	Taxes - Property	-1,622	6,000	7,622	24,000
2,000	2,000	0	Treasurer	6,000	6,000	0	24,000
0	44	44	Web Site	0	132	132	526
12,136	9,405	(2,731)	Admin Expenses Subtotal	30,951	28,226	-2,726	97,002
18,238	17,350	(889)	Total Expenses	50,072	52,059	1,987	255,448
(15,859)	(15,172)	(687)	Net Income	255,517	242,594	12,922	66,608

qtrly pymt in Jan, Apr, Jul, Oct

QB fees for dues collections

legal fees from 2024 +
foreclosure; Special Assmt
req'dCity accepted appeal for late
penalty

Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, May 7, 2025
7:00 PM

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports:
 - a. Civic –
 - 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
6. Old Business
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

Fiesta Gardens Homes Association Inc.

Balance Sheet

As of March 31, 2025

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	131,405.03
Cash - Reserve Fund	113,736.79
Accounts Receivable 2025 Dues	30,657.57
A/R (Emergency Assessment)	9,610.00
A/R 2024 and prior periods	5,357.80
Accounts In Collection	19,289.60
Due From ManageCasa	432.00
Construction Refundable Deposit	10,000.00
Other Current Assets	3,394.63
TOTAL CURRENT ASSETS	\$ 323,883.42
FIXED ASSETS	
New Cabana Costs to Date	1,788,354.04
HOA All in One Property Management System	5,525.00
TOTAL FIXED ASSETS	\$ 1,793,879.04
TOTAL ASSETS	\$ 2,117,762.46
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	5,884.86
Payroll Taxes Payable	(466.27)
Accrued Expenses	2,846.92
Prepaid Assessments	0.00
Payroll Liabilities	0.00
Construction Contract Retention Payable	7,375.00
Paid on Behalf of Contractor	0.00
TOTAL LIABILITIES	\$ 15,640.51
FUND BALANCE	
	1,846,605.19
Current Year Net Income/Loss	255,516.76
TOTAL FUND BALANCE	\$ 2,102,121.95
TOTAL LIABILITIES AND EQUITY	\$ 2,117,762.46

FGHA BOARD MEETING – March 5, 2025

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:05pm. Board Members in attendance were, Mike Bratt -- Parks Director, Steve Stanovcak -- Pool Maintenance, Christina Saenz -- Vice President, and Paul McCann -- President.

January 8th Minutes and February 5th Minutes – On a motion duly made and seconded and approved by all Board Members, the January and February minutes were approved.

Financial /Vicky Nguyen

- February operating expenses are 14,800. This includes residual legal fees of \$2,600.
- Cash in operating account is \$231,800.
- Cash in reserve and cabana fund account is \$13,600. Starting in March I will be transferring cash from the operating account to the reserve account so it can earn interest.
- HOA dues, \$250,500 collected so far which is 86% of the total. Another \$41,000 is in accounts receivable. 7 Members are making monthly payments.
- No brick sales in February.
- Vicky will be looking into our water and electricity bill. They are higher than last year. Not sure if it's because rates have increased, or usage has increased.
- \$82,800 of the emergency assessment has been collected, which is 89%. We still need to collect \$9,800.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- Nothing to report

Civic Director- we need a Civics Director.

Social Director - Not in attendance

Parks Director/Mike Bratt

- Need to get in the park and rake to separate some of the sand.
- The motion lights are not working. Will need to see what is going on.
- Once we have better weather, we can start the major projects like sanding the benches.
- We need to re-stain the lifeguard building, bathrooms and the cabana. The estimated cost would be about \$1,050 for the stain if we do it ourselves. It would take about a day. Will put this on next month's agenda.

Pool Maintenance/Steve Muller Not in attendance

Christina Saenz/Vice President

- All good.

Paul McCann /President

- Looking forward to spring.

NEW BUSINESS

Cleaning Company

Steve Stanovcak proposed that the Board hire the cleaning company (Elite Pro Cleaning) to clean the cabana. Christina will organize when the cleaners come based off the party schedules and when the pool is open. Lifeguards will still do some of the cleaning and restocking of supplies. This cleaning fee will be included in the cost of renting the cabana.

On a motion duly made and 2nd and approved by the majority of Board Members present (Mike Bratt abstained), it was decided to hire Elite Pro Cleaning to do the cleaning of the cabana after rental parties, which will include the cabana, one bathroom, and the kitchen as well as the two outside bathrooms. Elite Pro Cleaning will also clean the outside bathrooms once a week during the summer months when the pool is open.

We need to make sure the meeting agenda is posted no less than four days before the monthly meeting.

OLD BUSINESS

Special Assessment

There is still an ongoing discussion regarding whether or not we will have a Special Assessment. There are a few ways we can handle this. The least costly would still be a secret ballot but it would not be required to be mailed out. But we would need to have a meeting of the membership and it would need to be a quorum of the membership to pass. We would need to have two envelopes, one that the ballot goes in which would then go into another envelope that they would sign and put their address on. They would then put their vote in a box. We would have an Inspector of Election. This process would help save on postage. Another way to do it is electronically. This would require us to change our bylaws to allow electronic voting. Vicky looked up what we would need for a

quorum, it would require 50% of the total membership or a 1/3 simple majority, it would depend on what our bylaws say. Mike will do a little more investigation into this to see if it will apply to us. We would need ½ of the total membership to vote. The apartments get 1 vote per unit and each home gets 1 vote. Possibly we could vote to update the bylaws to allow electronic voting and vote to approve or disapprove the special assessment. The problem is getting people to vote. At one time the Board had to go to a judge to have it approved because we couldn't get enough members to participate in the voting process. No decision was made yet on the Special Assessment.

Cabana Pricing

A group of people met twice to come up with a new pool contract. They came up with a flat rate of \$300.00 with a \$250.00 deposit. After some discussion the rates were changed. It was also mentioned that we need some more people to open and close the pool during parties. It consists of letting the residents into the cabana and meeting them at the end of the party to lock up and make sure things are good. It was also discussed that it might work well to have a keypad entry that could be changed after each party.

The rates to rent the cabana going forward are: During the summer \$300.00 for a day party and \$400.00 for a night party. Both would require a \$300.00 cleaning deposit. During the winter \$300.00 for a day party and \$300.00 for a night party, both with \$300.00 cleaning deposit. Hours of rental would be: day parties 12:00pm to 4:30pm and night time parties 6:30pm to 10:30pm for both summer and winter.

On a motion duly made and approved by a majority of board members present (Mike Bratt abstained) it was decided to approve the new pool contract as stated above.

Swim Lessons

Swim lesson rates need to go up. After much discussion the rates will be: Group rates for 2 weeks, residents \$100.00, non-residents \$115.00. Private lessons for 2 weeks: residents \$160.00, non-residents \$175.00. These are eight 30-minute classes for both group and private. The swim lesson form will most likely now be online. Christy Knott showed an example of what the form would look like. It would also be great if they could pay online. It was also brought up that swim lessons have always emphasized water safety and raising the rate too much may price out some people.

On a motion duly made and seconded and approved by majority of board members present (Mike Bratt abstained) it was decided to raise the swim lesson rates to, group lesson residents \$100.00, non-residents \$115.00, Private lessons, residents \$160.00 and non-residents \$175.00.

Head Lifeguard and Lifeguards

Christy Knott and the lifeguard committee have found someone interested in being head lifeguard. She worked at our pool a long time ago and grew up in Fiesta Gardens, her name is Katy. She is committed and passionate about taking our pool to the next level. She has been a swim lesson instructor and helped train the animals at SeaWorld.

On a motion duly made and seconded and approved by all board members it was decided to hire Katy as our head lifeguard.

We will be having a lifeguard hiring event at the pool on March 23rd from 10:00am to 12:00pm. It will be for ages 15 and older. They can come by and see what the lifeguard position is all about. There will be a flyer in the Bee and on ManageCasa. There is a list of previous lifeguards that will be sent the flyer as well to invite them to the hiring event. There are other ways the committee is looking into finding lifeguards.

We will start delivering a hard copy of The Bee to residents. We have some residents who have volunteered to be Block Captains but we need more.

Christy has done a great job spearheading this lifeguard committee. If you would like to join the committee, contact Steve Stanovcak.

Meeting adjourned at 8:42pm. The next meeting will be Wednesday, April 9th, 2025 at 7:00pm on Zoom or join us in the cabana.

FGHA BOARD MEETING – April 9, 2025

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:03pm. Board Members in attendance were, Mike Bratt -- Parks Director, Steve Stanovcak -- Pool Operations, Christina Saenz - Vice President, Steve Muller -- Pool Maintenance, Laurel Kent -- Social Director, and Paul McCann - President.

March 5th Minutes – On a motion duly made and seconded and approved by all Board Members, the March 5th minutes were approved with the correct spelling of Catie Cortese's name.

Continued on page 8

April Minutes From page 7**Financial /Vicky Nguyen**

- March operating expenses are 18,200. This includes legal fees of \$7,500, most are from 2024.
- Cash in operating account is \$131,400.
- Cash in reserve fund account is \$113,700.
- HOA dues, \$261,000 collected so far which is 89% of the total. Another \$30,700 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in March.
- \$830,000 of the emergency assessment has been collected which is 90%. We still need to collect \$9,600 which is 10%.
- Vicky will be sending out more reminders this month to people who still owe money so that Steve can accurately do pool wristbands.

BOARD REPORTS**Civic Director- we need a Civics Director**

- Since we are still in search of a new Civics Director, Denise Iskander helped the board out by going to the City Council Special Meeting.
- Approximately 250 people showed up to the meeting. Around 40 people spoke about the proposed 101/92 Interchange Direct Connector Project. Most people were against the project, including most of the city council members with one member Adam Loraine still iffy. This project would affect many people on Adams Street as well as parts of Portsmouth via imminent domain. The City Council will be writing a letter against this project.

Social Director/Laurel Kent

- The Easter Egg Hunt was a great success.
- The next event is the pool opening. If you would like to be on this committee, contact Laurel.

Parks Director/Mike Bratt

- The gate on the Bermuda side is sticking. Mike has the tools to fix just needs to look inside and see what's going on.
- The tan bark was raked to try and spread it out as well as separate from the bark.
- Mike will reach out to Roland to understand what needs to be done regarding the tennis courts.
- Repairs were done to one of the structures by a resident in the neighborhood. The cost was \$41.00, and he was reimbursed.
- For safety reasons we need to update the motion sensor lights at the pool and park area. Most of the park's budget goes to having Scapes. Mike doesn't really have a budget for repairs and other things. However, since this is a safety issue we should take care of it. On a motion duly made and seconded and approved by all board members in attendance it was decided to upgrade the motion sensor lights, not to exceed \$150.00.

Pool Maintenance/Steve Muller - Nothing to report**Pool Operations/Steve Stanovcak**

- We have a new head lifeguard, her name is Catie Cortese. She grew up in the neighborhood and we're happy to have her.
- Christy Knott has done a lot so Steve will turn this part over to her.
- Christy explained that the lifeguard committee consists of herself, Catie Cortese, Angela Milano and Denise Iskander. The committee is here to support Steve Stanovcak. The committee has worked hard, they have distributed 525 flyers, met over 10 times, connected with local schools and had a lifeguard hiring event. Due to the success of the hiring event, we have received 43 applications in a 3-week period. 33 offers were made and 27 accepted. The lifeguard shifts have been made. The committee is taking this very seriously and letting the new hires know as well that this will be a serious position. They have given the new hires what their duties will be, and their expectations.
- We will also have swimming lessons. Christy will be teaching the swim instructors how to be teachers. We may have a few bilingual classes as well and new equipment to use during lessons.
- Christy and Vicky will go over the welcome packet and try to streamline swim lesson sign-ups and payments online. There will also be a document that will go out with the wristbands reminding residents about pool rules, safety and general conduct while using the pool and pool area.
- Thank you to all who have volunteered and put this together and helped.
- Saturday April 26th, 10:00am to 1:00pm we will have our annual pool clean up. The more people that show up the faster we can get things done.
- The pool will open May 17th, weekends only. June 16th the pool will be open.
- Wristbands should go out at the end of this month. If you have not paid your dues or special assessment you will not receive wristbands. Look for them on your front porch.

Christina Saenz/Vice President

- Thanks to the lifeguard committee for all you've done. Christina and Vicky have discussed a game plan for the process dealing with pool issues, such as Christina needs to know when the pool parties are so she can book the cleaning company. Christina and Vicky will meet with Christy and update her with their game plan and get her ideas as well.

- ManageCasa can take payments and bookings for the pool online, however, their billing system is not impressive. So, we are looking into a Google account that is free for non-profits.
- Christina did send the current schedule to the cleaning company and will talk to him. They will also be cleaning up from the Easter Egg Hunt.

Paul McCann /President

- Nothing to report.

NEW BUSINESS

Staining the Cabana

The cabana needs to be re-stained. It would cost \$1,200.00 if we do it ourselves. It would take 60 gallons of stain and take a long day for 4 volunteers to get it done. There was a discussion of whether it's necessary to do the stain now. It is included in the reserve study, and it will need to be done eventually. However, the wood is starting to cup, and it is necessary to stain it, so we don't incur more costs. If we do it ourselves, we will basically be saving around \$40,000. It was pointed out that we have depleted our reserve funds and we're trying to build it back up again. There are many repairs that need to be done. We will need to increase our dues each year for cost of living in the future. This was never done for many years; our dues have stayed stagnant. We have been given leeway with our Reserve Study knowing how much it was going to cost the association, but at some point, we will be told repairs need to be done. Estimates are only going to go up. Also, the cabana has not been signed off on. Last year we received a temporary occupancy. We will need to get that this year. We also need to decide whether we will have a special assessment.

After discussion it was decided to move forward with the staining of the cabana. On a motion duly made and seconded and approved by all Board Members present it was decided to spend the money to stain the cabana.

OLD BUSINESS

The Bee

We have all our block captains except for the end of Fiesta Drive. The Bee usually will go out the end of the month. If there are things that need to be done sooner, ManageCasa is the best way to do it.

Questions/Comments

There was a question regarding cabana rental and why we had so much money coming in the month of February 2025 for cabana rentals. Basically, it was a mixture of reasons. Some parties from 2024 were not paid until February 2025 and we had a few parties in February.

We needed to jump through hoops last year to get the temporary occupancy to use the cabana because the cabana was not finished and signed off. We still do not have occupancy. Basically, we will need to pay the contractor around \$36,000. However, he has not given us the receipts for recycling fee, which is \$10,000. If he doesn't give us that then we will only owe him \$26,000. Plus, we will need to deduct \$4,000 for the backstop that was demolished. The item that is holding up the sign off with the city is the HVAC system which deals with Title 24. It is not at 100% capacity. We will need to see if the city accepts the percentage, it is. A subcontractor is being hired by Pro Modeling to do the work. As of now, cost would be split between FGHA and Pro Modeling. It was pointed out that if Pro Modeling put in the wrong HVAC system, we should not split the cost. Also, PG&E still needs to sign off on the solar.

Last year we needed to use funds from our reserve account to pay for the cabana. Also, JD Builders still owes us money. We won the lawsuit, but he hasn't paid. As we go through the inspections some things are being found that need to be done and that is adding more cost. Plus, our dues have stayed stagnant for many years. The cabana committee will help with any questions Vicky may have regarding money owed and the board needs to decide about the special assessment.

Do we need to have the pool repaired and brought up to code before we can get a sign off from the city. It appears we don't because it was County Health who told us what needs to be updated to code. It has nothing to do with the permit and sign off.

People are happy to have a hard copy of the Bee. Thanks to all the block captains and the board members. Please get articles to Eleni on time.

Meeting adjourned at 8:22pm. The next meeting will be Wednesday, May 7th, 2025, at 7:00pm on Zoom or join us in the cabana.

COMPASS CONCIERGE

Discover how you can maximize your home value the hassle-free way. From painting to flooring and everything in between. Compass Concierge helps you easily prepare your home for market by advancing the funds for home improvement services.

First, we'll work together to determine which services can increase your home's value the most, and set an estimated budget for the work. From there, I'll be by your side throughout the process so that you can make the most out of your sale.



Hi Fiesta Gardenians!

I'm Kevin, your neighbor and local real estate agent. You may have seen me strolling through the neighborhood with my son (Archie), wife (Ursula), and dog (Jax). I wanted to introduce myself to those I haven't met yet and offer my services for any real estate needs you might have. I truly love being part of this amazing community and feel lucky to call Fiesta Gardens home. Let's keep it the special place it is!

Your Neighbor,
Kevin Barranti



Kevin Barranti
DRE# 02019329 | Realtor®
650.867.9612
Kevin@barrantiproperties.com



REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!

Coldwell Banker International President's Circle



Celebrating My 40th Fiesta Gardens' Sale

– A Community I'm Proud to Call Home



neighborhood.

I'm incredibly proud to announce my **40th Fiesta Gardens home sale!** This milestone is extra special to me because Fiesta Gardens isn't just where I work—it's where I *live*, where I've made lifelong friendships, and where I've had the privilege of being deeply involved in our amazing

Over the years, I've had the honor of serving as the **Social Director** for our community, organizing events that brought neighbors together and created lasting memories. I was humbled to be recognized in 2014 as **Citizen of the Year**, and most recently, I've loved helping launch the **Legacy Courtyard Brick Program**, a heartfelt project that celebrates the families who've shaped this special place.

Each sale I've made has connected me to more wonderful people who care deeply about Fiesta Gardens, just like I do. I'm beyond grateful for every opportunity to serve this community—not just as a Realtor, but as a neighbor and friend.

Thank you for your continued trust and support. Whether you're buying, selling, or just looking for a friendly chat, I'm always here for you—because this isn't just my business, it's *our* neighborhood.

Warmly,

David Martin



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