



The Fiesta Bee

November Newsletter
Volume LXVI Issue 11

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

I can't believe it's already November. I'd normally say "the frost is on the pumpkin", but we haven't seen "frost" forever! We haven't even seen rain OR cold. Maybe someday.

However, November means Thanksgiving. So let's give thanks.

- Thanks to everyone who enjoyed the pool in spite of being in a construction site.
- Thanks to the lifeguards who *helped* everyone enjoy the pool in spite of being in a construction site.
- Thanks to the Cabana Committee for *making* it a construction site.
- Thanks to everyone who paid their assessment so we could *have* a construction site.
- Thanks to Steve Stanovcak and Steve Muller for taking such good care of the pool.
- Thanks to Rich Neve for keeping us informed on what's going on in San Mateo.
- Thanks to Christina Saenz for giving us great events and parties.
- Thanks to Roland Bardony for making sure we have clean, safe and fun parks.
- Thanks to Naresh Nayak for being a heartbeat away.
- Thanks to Mariano Saenz for making sure our website is effective and current.
- Thanks to Eleni Hulman for making sure we have an awesome Bee every month.
- Thanks to Pam Miller for giving great minutes.
- Thanks to Steve Gross for making sure we can afford all of the above and then some.
- Thanks to ZOOM for allowing us to have our meetings in spite of COVID and not having a place to meet.
- Thanks to the District 3 candidates for an informative Candidate Night (recording on the website).
- Thanks to the spouses/partners of everyone above for their support.
- Thanks to everyone who volunteered to help with events, parties, elections, etc.

AND THANKS TO OUR NEIGHBORS AND FRIENDS WHO MAKE FIESTA GARDENS THE AMAZING PLACE IT IS TO LIVE AND RAISE A FAMILY! WITHOUT YOU, NONE OF IT HAPPENS!

"I want you to be concerned about your next door neighbor. Do you know your next door neighbor?"
Mother Teresa

See you at the next Zoom Board Meeting on Wednesday, November 2nd 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, November 2
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

THE ELECTION IS HERE!

Hopefully many of you were able to attend one of the candidate nights for the District 3 election. The candidates are:

Rob Newsom (<https://robertnewsomjr.com>)

Sarah Fields (<https://sarahforsanmateo.com/volunteer>)

Sergio Zygmunt (<https://sergioforsanmateo.com>)

Links to the videos of the candidate nights are here:

[FGHA Candidate night](#)

[League of Women's Voter's forum](#)

[SMUHA](#) (Passcode: 3Euv0r&&)

Why is this election important? There are many issues the council votes on that will affect YOUR quality of life, the amount of taxes you pay and the services you receive. Also, Diane Papan is stepping down from council, and her replacement will be selected by the remaining council members in 2023.

The current council consists of two groups that vote roughly along similar lines. Bonilla, Lee, and Goethals are very pro-growth, pro-union and were against Measure Y. Rodriguez and Papan are thoughtful about their votes and tend towards moderate growth and what benefits the residents of San Mateo. In my experience, when I have reached out to the council members for various reasons, Papan and Rodriguez are very responsive, the others not so. Hopefully this will change with District voting and accountability of the council members to their district. Since votes are a majority decision, most have gone the way of Bonilla/Lee/Goethals.

Endorsements are a great way to understand the values and potential decisions of the candidates:

Rob Newsom: Eric Rodriguez, Jerry Hill, Maureen Frechet and others

Sarah Fields: Rick Bonilla, Joe Goethals, Amourence Lee, Kevin Mullin and others

Sergey Zygmunt: None

As you can see there is a policy-aligned split on the candidates' endorsements. Of interest, Kevin Mullin is our current California assembly member who has supported SB9 and SB10 that are removing local control over building codes and height limits to try to increase the rate of housing unit creation. This split also runs across candidates in other

Pool Operations

By Steve Stanovcak

The last day of the pool being open was Sunday, October 16th. Thank you to everyone who came and enjoyed the pool this summer even with the construction going on. Really looking forward to next year with the new facilities.



I want to say a special thank you to the entire Lifeguard staff for another excellent job of keeping everyone safe throughout the entire pool season.

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FGHA BOARD MEETING – September 7, 2022

APPROVED 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, Roland Bardony - Parks Director, Rich Neve – Civics Director, and Steve Muller – Pool Maintenance.

August 3rd Minutes –On a motion duly made and seconded and approved by all Board Members, the August 3rd minutes were approved.

Financial /Steve Gross

- August operating expenses \$26,900.
- Cash in operating account is \$104,000.
- Cash reserve and cabana fund account is \$581,900
- Special assessments collected in July \$700.00
- A total of 470 Members have paid the special assessment in full. Ten Members are making monthly payments and 9 in collections.
- Finances are in great shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak - Not in attendance

Civic/Rich Neve

- Matt and Stephanie Philipopoulos won Outstanding Home Maintenance award from the city.
- Hopefully, we will have the 3 candidates for District 3 City Council as guest speakers at our October 12th HOA meeting. If you have a question, send it to Rich Neve. They will have two minutes to address the question. Christina will send out a reminder and hopefully all three will be able to attend. The three candidates are Rob Newsom, Sergio Zygmunt, and Sarah Fields.
- Update on the Saratoga wall situation. Based on Fiesta Gardens homeowners' response the bridge construction will be done in two phases. The wall at Saratoga will not be opened during construction.

Social Director/Christina Saenz

- We had a great pool party. The burger truck was a hit.
- This Saturday September 10th is movie night at the park. Encanto will be shown.
- Saturday September 24th Top Gun Maverick will be shown.
- Halloween party will be October 29th. If you would like to help or run a booth, contact Christina.
- We have 16 people for our tennis tournament.

Parks Director/Roland Bardony

- Wood chips will be put down in November.

Pool Maintenance/Steve Muller

- Nothing to report.

Naresh Nayak/Vice President – Not in attendance

President/Steve Strauss

- Nothing to report

NEW BUSINESS

OLD BUSINESS

Cabana Renovation Update

The drywall has been installed and interior paint will start soon. PG&E is figuring out how to get power to our cabana. They could go by the tennis courts or drop a pole to be dedicated power to the cabana. There is a lot of red tape. Hardscape and landscaping will start soon. Appliances will be ordered soon.

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, October 12th at 7pm. Meeting adjourned at 7:39pm.

FGHA BOARD MEETING – October 12, 2022

Unapproved 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.

MONTHLY CALENDAR

FIESTA GARDENS

November 2
FGHA Board Meeting
7 p.m., Zoom call

November 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>

November 7, 21
City Council Meeting
Where: Please see [Public Meeting Portal](#) for details.
When: 7:00 PM - 9:00 PM

November 8, 22
Planning Commission Meeting
Where: Please see [Public Meeting Portal](#) for details.
When: 7:00 PM - 9:00 PM

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

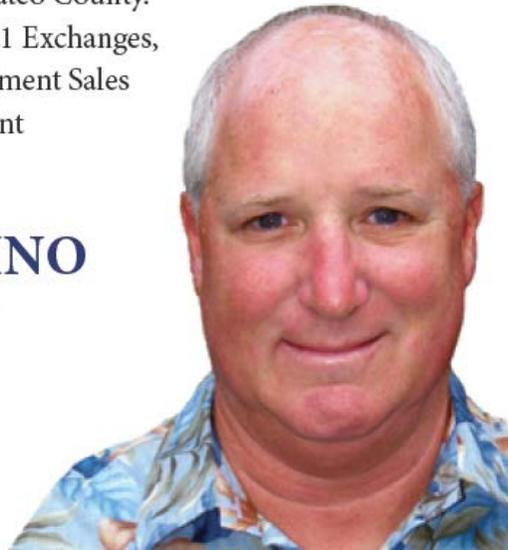
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**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
September 30, 2022**

Current Period			Description	Year To Date			2022 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
1,440.00		1,440.00	Regular Assessments	199,800.00	197,840.00	2,160.00	197,840.00
75.54	0.83	74.71	Interest Inc - Operating Fund	262.90	7.50	275.40	10.00
455.88	91.67	364.01	Interest Inc - Repl. Res. Fund	2,084.74	825.00	1,239.74	1,100.00
1,203.42	0.00	1,203.42	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
-70.00	5,250.00	(5,320.00)	Swim School	16,305.00	10,500.00	5,805.00	10,500.00
	0.00	0.00	Collection Charges	1,250.78	0.00	1,250.78	0.00
60.00	90.00	(30.00)	Bee Ads	900.00	810.00	90.00	1,080.00
475.00	0.00	475.00	Pool Party	625.00	0.00	625.00	0.00
\$ 3,639.64	\$ 5,949.00	-\$ 2,309.36	Total Income	\$ 228,263.72	\$ 211,848.50	\$ 16,415.22	\$ 213,198.00
\$ 3,639.64	\$ 5,949.00	-\$ 2,309.36	Gross Profit	\$ 228,263.72	\$ 211,848.50	\$ 16,415.22	\$ 213,198.00
EXPENSES							
650.00	540.00	(110.00)	Landscape-Contract	4,970.00	4,890.00	(110.00)	6,480.00
5,045.75	9,200.00	4,154.25	Lifeguards	55,740.41	41,400.00	(14,340.41)	46,000.00
497.07	900.00	402.93	Payroll Taxes	5,461.83	4,050.00	(1,411.83)	4,500.00
251.00	400.00	149.00	Payroll Service	1,012.90	1,800.00	787.10	2,000.00
425.00	425.00	0.00	Newsletter Editor	3,825.00	3,825.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	2,700.00	2,700.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	9,000.00	9,000.00	0.00	12,000.00
8.04	250.00	241.96	Payment Processing Fees	1,467.97	2,250.00	782.03	3,000.00
	45.00	45.00	Pest Control	459.00	405.00	(54.00)	540.00
3,134.77	2,083.33	(1,051.44)	Pool & Spa	22,763.10	18,750.00	(4,013.10)	25,000.00
	375.00	375.00	Common Area - Maintenance	6,994.07	3,375.00	(2,819.07)	4,800.00
		0.00	Wristbands	827.81	600.00	(227.81)	800.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	750.00	750.00	1,000.00
844.44	316.67	(527.77)	Gas	4,844.98	2,850.00	(1,994.98)	3,800.00
1,503.51	1,000.00	(503.51)	Electricity	9,934.67	9,000.00	(934.67)	12,000.00
192.93	191.67	(1.26)	Refuse	1,732.37	1,725.00	(7.37)	2,300.00
226.48	183.33	(43.15)	Telephone & Pager	1,946.74	1,680.00	(298.74)	2,200.00
2,530.20	1,166.67	(1,363.53)	Water	11,958.97	10,500.00	(1,458.97)	14,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	750.00	750.00	1,000.00
	0.00	0.00	Audit & Tax Preparation	1,490.00	1,125.00	(365.00)	1,500.00
	41.67	41.67	Mailings, Postage & Copies	668.07	375.00	(294.07)	500.00
37.16	16.67	(20.49)	Newsletter Postage/ Printing	252.28	150.00	(102.28)	200.00
	208.33	208.33	Meeting Expenses/Social Functi	1,124.23	1,875.00	750.77	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	12,505.16	11,250.00	(1,255.16)	15,000.00
298.00	300.00	2.00	D & O Ins. Expenses	2,682.00	2,700.00	18.00	3,600.00
777.25	366.67	(410.58)	Insurance Exp - W/C	3,657.14	3,300.00	(357.14)	4,400.00
104.00	250.00	146.00	Office Supplies	1,971.38	2,250.00	278.62	3,000.00
	16.67	16.67	Civic Expenses	100.00	150.00	50.00	200.00
	33.33	33.33	Web Site	280.22	300.00	19.78	400.00
964.25	833.33	(130.92)	Professional Services	10,111.79	7,500.00	(2,611.79)	10,000.00
	83.33	83.33	Permits & License	0.00	750.00	750.00	1,000.00
	683.33	683.33	Taxes - Property	5,766.24	6,150.00	381.75	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	-3,255.28	18.75	3,274.03	25.00
\$ 20,269.29	\$ 22,628.75	\$ 2,359.46	Total Expenses	\$ 183,013.44	\$ 158,133.75	-\$ 24,879.69	\$ 200,345.00
-\$ 16,629.65	-\$ 16,679.75	\$ 50.10	Net Income	\$ 45,250.28	\$ 53,714.75	-\$ 8,464.47	\$ 12,851.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
September 30, 2022

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
5,200.00		5,200.00	Special Assessments	1,333,850.00	1,300,000.00	33,850.00	1,300,000.00
1,050.00		1,050.00	Brick Fundraiser	26,175.00		26,175.00	
<u>\$ 6,250.00</u>	<u>\$ 0.00</u>	<u>\$ 6,250.00</u>	Total Income	<u>\$ 1,360,025.00</u>	<u>\$ 1,300,000.00</u>	<u>\$ 60,025.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 6,250.00</u>	<u>\$ 0.00</u>	<u>\$ 6,250.00</u>	Gross Profit	<u>\$ 1,360,025.00</u>	<u>\$ 1,300,000.00</u>	<u>\$ 60,025.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
101,025.93	101,025.93	0.00	Cabana Rebuild - Contract	1,163,845.94	1,163,845.94	0.00	1,572,560.00
6,634.76		(6,634.76)	Cabana Rebuild - Other Expenses	106,481.99	60,250.00	(46,241.99)	60,250.00
		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
38.61	0.00	(38.61)	Brick Fundraiser Expenses	1,089.99	0.00	(1,089.99)	
<u>\$ 107,699.30</u>	<u>\$ 101,025.93</u>	<u>-\$ 6,673.37</u>	Total Expenses	<u>\$ 1,314,008.53</u>	<u>\$ 1,267,095.94</u>	<u>-\$ 46,912.59</u>	<u>\$ 1,675,810.00</u>
<u>-\$ 101,449.30</u>	<u>-\$ 101,025.93</u>	<u>-\$ 423.37</u>	Net Income	<u>\$ 46,016.47</u>	<u>\$ 32,904.06</u>	<u>\$ 13,112.41</u>	<u>-\$ 375,810.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of September 30, 2022

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 90,264.78
Cash - Reserve Fund	\$ 301,512.04
Cash - Cabana Rebuild	\$ 265,670.09
Accounts Receivable	\$ 4,908.00
Accounts In Collection	\$ 89,194.00
Construction Refundable Deposit	\$ 11,500.00
Other Current Assets	\$ 17,699.94
Due From JD Builders	\$ 2,500.00
TOTAL CURRENT ASSETS	<u>\$ 783,248.85</u>
FIXED ASSETS	
New Cabana Costs to Date	\$ 1,300,376.00
TOTAL FIXED ASSETS	<u>\$ 1,300,376.00</u>
TOTAL ASSETS	<u>\$ 2,083,624.85</u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	94,245.29
Payroll Taxes Payable	3,148.87
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Construction Contract Retention Payable	56,379.66
TOTAL LIABILITIES	<u>\$ 156,846.92</u>
FUND BALANCE	
Current Year Net Income/Loss	1,845,152.66
TOTAL FUND BALANCE	<u>\$ 81,625.27</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,926,777.93</u>
	<u>\$ 2,083,624.85</u>

ELECTION from page 2

districts - so both sides are trying to either retain their majority or address the imbalance.

The recent candidate forums allowed us to get to know the candidates for District 3 a little better. Here are some highlights from those forums:

- Do you support local control over land use and numbers of new units to be built?
 - Rob: Yes. Sarah: No. Sergio: Yes.
- Do you support Measure Y? (limits heights of developments and mandates affordable housing)
 - Rob: Yes. Sarah: No. Sergio: No.
- Do you agree that residents should choose whether or not to install gas or electrical appliances?
 - Rob: Yes. Sarah: No (but nuanced). Sergio: Yes.
- Will you protect single family home zoning?
 - Rob: Yes. Sarah: Yes. Sergio: No.

Rob comes across as more of a moderate candidate (in the interests of transparency, I have endorsed Rob but I want to convey a fair summary of all candidates). He is focused on safety, giving residents a voice in city hall and affordable workforce housing. He is less likely to be driven by special interests and is for affordable and sensible housing and growth. He is the only one of the three candidates to reach out to me and ask about the needs and priorities of Fiesta Gardens residents. He has been holding coffee meet-and-greets every weekend in the District 3 neighborhoods and has lived in Sunnybrae for 24-years. He opposes opening the wall in Saratoga for any reason. On ADUs, current standards are fine, some cases 2-stories could be ok, evaluate on a case-by-case basis. Favors capping the amount of office space in new developments in favor of more housing. Does not support civilian oversight of the SMPD. Believes in outreach and communication with district 3 residents. Whenever possible, will vote based on what District 3 residents want - not special interests.

Sarah has a degree in politics and is focused on transit and safety, sustainability and developing a welcoming San Mateo. She has acknowledged she opposed Measure Y (and stated that because it only passed by 43 votes it was “not a mandate”). During this time, she worked for Singer Associates which is a client of the Bohannon Corporation that put forward Measure R to oppose Measure Y. Her opponents see that as a conflict of interest which would cloud her decisions when development decisions come to council and lead to higher denser developments. She has accepted donations from the Bohannon Group for her campaign. She has a passion for our city parks and urban design. She supports encouraging people to get out of their cars. She thinks opening up Saratoga is something to “be looked at” but would follow what the community wants. On ADUs she thinks the current standards are fine but would allow a 2-story ADU next to a 2-story neighboring home, although everything should be evaluated on a case-by-case basis. Does not support capping office space in new developments. Open to civilian oversight of SMPD. Will hold townhalls for residents, send emails. Won't necessarily vote based on what district 3 residents want- depends on situation, won't vote on something that was illegal.

Sergio is a very independent candidate. He is running without major endorsements, and on a platform of complete transparency and no special interest money. “District 3 residents are my special interest”. He supports public transit, improving roads and sidewalks. He supports building duplexes, quadplexes in single family neighborhoods. He wants to get people out of their cars and indicated he would want people to park their cars off the streets and in their garages/on their driveways. He would not open the Saratoga sound wall. Supports ADUs, doesn't think overlooking neighbors is a problem and wants to remove the bureaucracy on ADUs. Wants to make housing affordable. Supports civilian oversight of SMPD. Doesn't support cap on office space (market controlled). Will vote based on what District 3 residents want.

All three candidates agreed to attending FGHA boards meetings twice per year to answer questions and hear needs of the residents.

For all candidates, please see their websites for more details on their policies.

And most importantly – Get Out and VOTE!!

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, November 3, 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
6. Old Business
 - i. Cabana Renovation Update
7. Questions and Comments
8. Adjournment / Executive Session if needed



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GOBBLE GOBBLE - IT'S A MIXED BAG!



The world is in such fluctuation right now that real estate is also finding its footing. There are some homes that are getting multiple offers, while others are sitting. The condo market has been very slow. However, recently, I prepped a 1 bedroom for sale. In the first weekend on the market, we received an all cash offer; reaffirming that proper property marketing and preparation combined with pricing it right, are the winning combination. Happy seller and buyer! If you would like to discuss my strategies to sell your home, contact me. I have many testimonials from neighbors and clients who have recommended and continue to recommend me. Have a Happy Thanksgiving!

FIESTA GARDENS 2022 YEAR-TO-DATE REAL ESTATE ACTIVITY

Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age		
664 Bermuda Drive	San Mateo	3	2	29	1,210	\$1,070.25	5,200 (sf)	\$1,295,000	68		
ACTIVE											
# Listings:	1	AVG VALUES:		29	1,210	\$1,070.25	5,200 (sf)	\$1,295,000	68		
PENDING											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age		
2034 Sullivan Street	San Mateo	3	2	11	1,500	\$1,166.67	5,000 (sf)	\$1,750,000	68		
PENDING											
# Listings:	1	AVG VALUES:		11	1,500	\$1,166.67	5,000 (sf)	\$1,750,000	68		
SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
2027 Dublin Way	San Mateo	3	2	6	1,570	\$1,325.48	5,000 (sf)	\$1,768,000	69	\$2,081,000	05/27/22
1084 Fiesta Drive	San Mateo	3	2	5	1,240	\$1,612.90	5,100 (sf)	\$1,639,000	67	\$2,000,000	03/07/22
2034 Dublin Way	San Mateo	3	2	3	1,497	\$1,295.93	5,000 (sf)	\$1,799,000	69	\$1,940,000	09/08/22
2087 Fiesta Court	San Mateo	3	2	7	1,260	\$1,507.94	6,300 (sf)	\$1,449,000	67	\$1,900,000	03/14/22
1053 Rossi Way	San Mateo	3	2	9	1,703	\$1,115.68	5,200 (sf)	\$1,895,000	67	\$1,900,000	06/30/22
1043 Rossi Way	San Mateo	3	2	15	1,620	\$1,141.98	5,200 (sf)	\$1,950,000	68	\$1,850,000	08/23/22
2253 Springfield Way	San Mateo	3	2	5	1,330	\$1,360.90	5,151 (sf)	\$1,499,000	66	\$1,810,000	03/17/22
922 Fiesta Drive	San Mateo	3	2	21	1,280	\$1,378.91	5,000 (sf)	\$1,798,000	68	\$1,765,000	05/23/22
2081 Ginnerver Street	San Mateo	4	2	37	1,340	\$1,208.96	5,000 (sf)	\$1,649,000	68	\$1,620,000	09/23/22
1031 Lafayette Street	San Mateo	3	2	12	1,530	\$1,045.75	5,000 (sf)	\$1,499,000	66	\$1,600,000	09/13/22
2280 Kent Street	San Mateo	3	2	14	1,560	\$971.15	5,000 (sf)	\$1,495,000	66	\$1,515,000	08/05/22
2010 Sullivan Street	San Mateo	3	2	7	1,500	\$1,000.00	5,000 (sf)	\$1,495,000	68	\$1,500,000	09/08/22
623 Bermuda Drive	San Mateo	3	2	8	1,280	\$976.56	5,300 (sf)	\$1,198,000	68	\$1,250,000	09/02/22
SOLD											
# Listings:	13	AVG VALUES:		11	1,439	\$1,226.32	5,173 (sf)	\$1,625,615	67	\$1,748,538	
CANCELED											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age		
1118 Lafayette Street	San Mateo	4	2	83	1,760	\$965.88	6,000 (sf)	\$1,699,950	66		
CANCELED											
# Listings:	1	AVG VALUES:		83	1,760	\$965.88	6,000 (sf)	\$1,699,950	66		
# Listings Total:	16	AVG VALUES FOR ALL:		17	1,449	\$1,196.56	5,216 (sf)	\$1,617,372	67		

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COLDWELL BANKER REALTY