

The

Fiesta Bee



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

This letter was sent to the membership in early August outlining the results of the Cabana Special Assessment election. I thought I'd share it again to make sure nobody missed it.

August 2, 2019

To: All Fiesta Gardenites
From: Steve Strauss, President and Resident FGHA
Re: Cabana Financing / Special Assessment Election.

Anybody up for getting a new Cabana built? I know for a fact that at least 236 of you are.

The final vote (371 valid ballots received) was as follows:

<input type="checkbox"/>	YES	236	63.6%
<input type="checkbox"/>	NO	131	35.3%
<input type="checkbox"/>	ABST	9	1.1%

We needed 246 ballots returned to have a quorum and once we got that, we needed 50%+1 of the returned ballots to pass. In another words, we needed a "majority of a majority." We got 63.6%! I know some of you are asking yourselves, "I thought we needed 50%+1 (246) of the membership to pass".

Well, that's what we originally thought, too. However, given some of the controversy and comments we were hearing from some residents, we wanted to confirm and double check that we were doing everything correctly and by the word of law. We found that the law had changed. Here's what we found on the Davis-Stirling website (link to the law provided below):

Super-Majority Requirements Invalid. Governing documents that require a super-majority for assessment approval are invalid, such as: approval by a majority of the membership or approval by a majority of a quorum where the quorum is 2/3 of the membership. Such provisions are superseded by the Davis-Stirling Act.

Approval Defined. For purposes of a special assessment, the approval requirement is set by statute rather than the governing documents. Regardless of anything to the contrary in an association's governing documents, special assessments are approved by a majority of a quorum of the membership. The Davis-Stirling Act defines a quorum to mean more than 50% of the owners of an association. (Civ. Code §5605(c).) It then defines a majority of a quorum to mean the affirmative vote of a majority of the votes cast, which votes also constitute a majority of the required quorum. (Civ. Code §4070.)

Continued on page 2

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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, September 4
7PM in the cabana.

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

Pool Operations

By Steve Stanovcak

New pool hours! The pool will continue to be open 12:00 noon until 8:00 p.m. on Saturdays and Sundays. Pool hours during the week, Monday thru Friday, will be 4:00 p.m. until 8:00 p.m.. These hours will remain until Sunday, October 13th, which will be the last day of the pool season.

As you know, our summer weather is just starting so come on down to the pool and enjoy. There are still plenty of dates to book a party as well.



President's message from page 1

For Example: In an association of 100 members, 51 ballots must be returned to constitute a quorum. Of those, at least 26 must vote for the special assessment. If 60 ballots are cast, at least 31 must vote in the affirmative. And so on.

Secret Ballot. A membership voting on a special assessment must be done by secret ballot using election rules duly adopted by the association. Membership approval is at a special meeting called for that purpose or entirely through a mail-in ballot.

In our example, in an association of 489 members, 246 ballots must be returned to constitute a quorum. If 371 ballots are cast, at least 186 must vote in the affirmative. We received 236 Yes votes so the Special Assessment is approved.

If you desire, here's the link to the D/S website and this information: <https://www.davis-stirling.com/HOME/Membership-Approval>. A letter explaining all of this from our attorney will be in the next Bee and on our website.

CONGRATULATIONS FIESTA GARDENS! WE'RE GETTING A NEW CABANA!

Once again, THANK YOU to everyone who VOTED and our volunteers who helped make this happen from the beginning. More info will be coming soon regarding payments and construction.

SEPTEMBER DAYS TO CELEBRATE

- 2 - Labor Day (Go to the Belmont Greek Festival!)
- 2 - VJ Day, WWII
- 5 - Cheese Pizza Day
- 6 - Fight Procrastination Day (you can celebrate tomorrow)
- 6 - Read a Book Day
- 8 - Grandparent's Day (first Sunday after Labor Day)
- 11 - 911 Remembrance Day
- 12 - Chocolate Milkshake Day
- 13 - Fortune Cookie Day
- 13 - Chinese Moon Festival
- 15 - Wife Appreciation Day
- 16 - Mexican Independence Day
- 16 - National Play-Doh Day
- 17 - Citizenship Day
- 18 - National Cheeseburger Day
- 21 - World Gratitude Day
- 23 - Autumnal Equinox! (Fall begins)
- 27 - Native American Day
- 28 - NATIONAL GOOD NEIGHBOR DAY!!

MONTHLY CALENDAR

FIESTA GARDENS

September 4
FGHA Board Meeting
7 p.m., Pool Cabana

September 14
Movie Night in the Park
When: around 8:00 p.m.
Where: Fiesta Gardens park

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

SAN MATEO

September 3, 16
City Council meeting
Where: City Hall, 330 West 20th Avenue, Council Chambers
When: 7:00 PM

September 4
Park and Recreation Commission Meeting
Where: City Hall, 330 West 20th Avenue, Room C
When: 7:00 PM

September 10, 24
Planning Commission Meeting
Where: San Mateo City Hall, 330 West 20th Avenue
When: 7:00 PM - 10:30 PM

September 5, 12, 19
September Nights on B Street
Grab take-out from a local restaurant and join outdoor pop-up dining in Downtown San Mateo on B Street between Second and Third Avenues. The street will be transformed into an outdoor dining pavilion featuring tables and chairs beneath the twinkle lights. Beer and wine will be available for purchase on site.

Pre-Show Entertainment runs from 5:00-5:30 p.m. On September 12th and 19th the public is encouraged to join the fun with "Trivia Time" as members of the audience test their knowledge and compete for prizes.

Free dance lessons by Motion Arts Center will help you get your groove on from 5:30-6:00 p.m., followed by live music continuing until about 8 p.m. where you can show off your new moves.

Where: B Street between 2nd and 3rd Avenues
When: 5:00 p.m. - 8:00 p.m.
Cost: FREE
For more information [VISIT THE WEBPAGE](#)

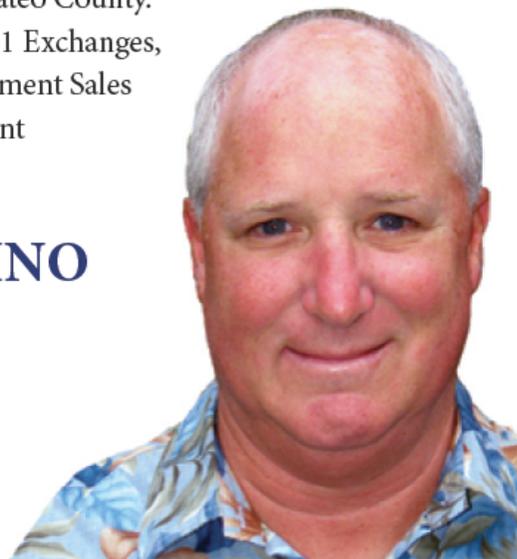
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FGHA BOARD MEETING – July 10, 2019

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:05PM. Board Members in attendance were: Steve Strauss -- President, Roland Bardony – Parks Director, Rich Neve – Civics, Steve Muller – Pool Maintenance, and Steve Stanovcak – Pool Operations.

June 5th Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the June 5th meeting were approved.

Financial /Steve Gross - Not in attendance, however Steve Strauss spoke with him and all is good with our financials.

BOARD REPORTS

Civic/Rich Neve

- The budget to replace the Bermuda Bridge was approved. The City will be coming to one of our future meetings to show us the plans for the new bridge. The bridge construction can either be done in two halves which would take about 2 years or all at once which would be much shorter of a time. However, if they do it all at one time they would need to open up Saratoga into Fiesta Gardens. There is a fear that the City would then want to keep Saratoga open permanently.
- The 19th Avenue 101 exchange will need to be revisited by San Mateo now that Foster City is making the no left turn lane at Edgewater permanent.

Social Director /Christina Saenz - Not in attendance.

Parks/Roland Bardony

- Scapes has fixed any broken sprinkler heads and adjusted the sprinklers for this time of the year. They also have set gopher traps.

Pool Maintenance/ Steve Muller

- Things are running smoothly.

Pool Operations/Steve Stanovcak

- Things are running smoothly.

Vice President/Mike Russell Not in attendance.

President/Steve Strauss

A reminder to everyone to please be adult and respectful when dealing with each other. Please stop the verbal abuse, name calling and insults of our Board Members.

OLD BUSINESS

Cabana Renovation Update

The voting process is ongoing. Saturday, July 20th there will be coffee and donuts being served at the cabana from 9:00 a.m. to 11:00 a.m., you can drop your ballots off during this time. All ballots need to be in before Saturday, July 27th. The ballots will be counted at the cabana at 9:00 a.m. on the 27th. Members are welcome to observe. If you would like to volunteer to help count please contact Pam Miller at secretary@fiestagardenshoa.com.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, August 7, 2019 at 7pm in the pool cabana.

Meeting was adjourned at 7:30 p.m.

FGHA BOARD MEETING – August 7, 2019

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order by Steve Strauss, President, at 7:09PM. Board Members in attendance were: Steve Strauss -- President, Roland Bardony – Parks Director, Rich Neve – Civics, and Christina Saenz – Social Director.

July 10th Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the July 10th meeting were approved.

Financial /Steve Gross – This is the most expensive time of year with the pool and lifeguard expenses, all are in good shape. Swim School has brought in over \$13,000.

BOARD REPORTS

Civic/Rich Neve

- Three new updates on the sewage tank. They are working on having an easement on the Event Center property to avoid trucks along Saratoga. They are looking into mitigating the beeping of trucks and lastly they are aware we want less impact regarding the trenching along Saratoga and are researching ways to solve this.
- Hillsdale Station closed due to grade separation program.
- There is a draft plan to develop the Event Center. They want to build a whole new Event Center and add a hotel as well. There will also be a parking structure built along Delaware.

Social Director/Christina Saenz

- Pool Party was a great success!
- A couple of movie nights are being planned for the next two months.

Parks/Roland Bardony

- Lock on the kiddy park was fixed by Diamond Locksmith.
- Scapes re-seeded areas of the park so water will be on a little more often for the next few weeks.

Pool Maintenance/ Steve Muller – Not in attendance

Pool Operations/Steve Stanovcak – Not in attendance

Vice President/Mike Russell – Not in attendance

President/Steve Strauss – Nothing to report

OLD BUSINESS

Cabana Renovation And Assessment Update

The special assessment passed by a large margin. We needed 187 yes votes to pass and we got 236 yes votes. The final count was: 236 yes, 131 no, and 9 abstained. The one-time billing and monthly payment plan will be settled, and a letter will be sent out shortly.

First thing on the agenda is for the contractor to finalize the permit. We also need from him a certificate of general liability insurance with us named as additional insured and a certificate showing he has workman's comp insurance.

ADJOURNMENT/NEXT MEETING

The next meeting will be held on Wednesday, September 4th, 2019 at 7pm in the pool cabana.

Meeting was adjourned at 7:39pm.

**Fiesta Gardens Homes Association
Annual Board Meeting Agenda
Wednesday, September 4, 2019
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 – Mike Russell
 - vii. President – Steve Strauss
5. New Business
 - i.
6. Old Business
 - ii. Cabana Renovation Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed



**JOIN US ON SEPTEMBER 14 AT DUSK (AROUND 8:00) FOR
MOVIE NIGHT IN THE PARK!**

**MORE DETAILS TO FOLLOW THAT YOU WILL NOT WANT
TO MISS!**

FOR MORE INFORMATION PLEASE VISIT OUR WEBSITE:

[HTTP://WWW.FIESTAGARDENSHOA.COM](http://www.fiestagardenshoa.com)

OR

"FRIEND" US ON FACEBOOK

OR

**WATCH FOR UPDATES ON
FIESTA GARDENS "NEXT DOOR"**

**QUESTIONS OR SUGGESTIONS: CONTACT CHRISTINA -
SOCIAL@FIESTAGARDENSHOA.COM**

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
July 2019

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
		0.00	Regular Assessments	206,640.00	206,640.00	0.00	206,640.00
1.47	6.25	(4.78)	Interest Inc - Operating Fund	13.42	43.75	(30.33)	75.00
90.72	75.00	15.72	Interest Inc - Repl. Res. Fund	482.02	525.00	(42.98)	900.00
9,630.00		9,630.00	Swim School	13,070.00	5,500.00	7,570.00	11,000.00
2,475.00		2,475.00	Clubhouse Rental Inc	4,125.00	5,000.00	(875.00)	10,000.00
		0.00	Social Events	57.00	0.00	57.00	
		0.00	Late Charges	-44.00	1,250.00	(1,294.00)	2,500.00
724.00		724.00	Guest Passes	724.00		724.00	1,200.00
60.00	100.00	(40.00)	Bee Ads	810.00	700.00	110.00	1,200.00
\$ 12,981.19	\$ 181.25	\$ 12,799.94	Total Income	\$ 225,877.44	\$ 219,658.75	\$ 6,218.69	\$ 233,615.00
\$ 12,981.19	\$ 181.25	\$ 12,799.94	Gross Profit	\$ 225,877.44	\$ 219,658.75	\$ 6,218.69	\$ 233,615.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	3,780.00	3,780.00	0.00	6,480.00
15,752.67	11,125.00	(4,627.67)	Lifeguards	32,896.30	22,250.00	(10,586.30)	44,500.00
425.00	425.00	0.00	Newsletter Editor	2,975.00	2,975.00	0.00	5,100.00
1,551.83	1,087.50	(464.33)	Payroll Taxes	3,234.97	2,175.00	(1,059.97)	4,350.00
300.00	300.00	0.00	Secretary	2,100.00	2,100.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	7,000.00	7,000.00	0.00	12,000.00
21.38		(21.38)	Payment Processing Fees	1,036.43	0.00	(1,036.43)	0.00
655.74		(655.74)	Payroll Service	1,655.85	1,750.00	94.15	3,000.00
		0.00	Pest Control	0.00	291.67	291.67	500.00
2,446.21	1,408.33	(1,037.88)	Pool & Spa	10,733.01	9,858.33	(874.68)	16,900.00
1,507.44			Common Area - Maintenance	2,837.54	2,158.33	(879.21)	3,700.00
		0.00	Wristbands	281.46	291.67	10.21	500.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	583.33	583.33	1,000.00
639.78	300.00	(339.78)	Gas	1,403.24	2,100.00	696.76	3,600.00
1,271.14	1,166.67	(104.47)	Electricity	6,869.11	8,166.67	1,297.56	14,000.00
256.17	100.00	(156.17)	Refuse	574.58	700.00	125.42	1,200.00
	166.67	166.67	Telephone & Pager	0.00	1,166.67	1,166.67	2,000.00
2,549.44	1,000.00	(1,549.44)	Water	5,134.77	7,000.00	1,865.23	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	583.33	583.33	1,000.00
	416.67	416.67	Clubhouse Facilities	95.78	2,916.67	2,819.89	5,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	700.00	700.00	1,200.00
248.52	208.33	(40.19)	Mailings, Postage & Copies	5,209.91	1,458.33	(3,751.58)	2,500.00
343.92	375.00	31.08	Newsletter Postage/ Printing	3,096.49	2,625.00	(473.49)	4,500.00
135.49	41.67	(93.82)	Meeting Expenses/Social Functi	135.49	291.67	156.18	500.00
	416.67	416.67	Collection Expenses	-336.00	2,916.67	3,252.67	5,000.00
1,164.25	1,125.00	(39.25)	Insurance Expenses	7,659.96	7,875.00	215.04	13,500.00
290.17	291.67	41.50	D & O Ins. Expenses	1,648.69	2,041.67	392.98	3,500.00
	250.00	250.00	Insurance Exp - W/C	2,114.16	1,750.00	(364.16)	3,000.00
108.71	129.67	17.96	Office Supplies	1,120.41	899.67	(233.74)	1,520.00
	12.50	12.50	Postage	220.00	87.50	(132.50)	150.00
	8.33	8.33	Civic Expenses	189.29	58.33	(130.96)	100.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
July 2019**

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	208.33	208.33	Web Site	381.20	1,458.33	1,077.13	2,500.00
	416.67	416.67	Professional Services	2,082.50	2,916.67	834.17	5,000.00
		0.00	Permits & License	0.00	583.33	583.33	1,000.00
	3,750.00	3,750.00	Taxes - Property	3,849.46	4,375.00	725.52	7,600.00
		0.00	Inc Taxes- Operating Fund	0.00	145.83	145.83	250.00
\$ 31,167.86	\$ 26,533.33	-\$ 3,127.09	Total Expenses	\$ 109,701.62	\$ 108,016.67	-\$ 1,684.95	\$ 192,150.00
-\$ 18,186.67	-\$ 26,362.08	\$ 9,672.85	Net Income	\$ 116,175.82	\$ 111,642.08	\$ 4,533.74	\$ 41,365.00

**Fiesta Gardens Homes Association Inc.
Balance Sheet
As of July 31, 2019**

	Total
ASSETS	
Cash & Equivalents	\$ 388,303.26
Accounts Receivable	\$ 132,575.00
Other Current Assets	\$ 17,915.36
Cabana Rodel	\$ 37,000.00
TOTAL ASSETS	\$ 575,793.62
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	5,215.82
Accrued Expenses	12,853.55
Prepaid Assessments	603.10
Total Liabilities	\$ 18,672.47
Fund Balance	440,945.33
Current Year Net Income/Loss	116,175.82
Total Fund Balance	\$ 557,121.15
TOTAL LIABILITIES AND EQUITY	\$ 575,793.62

Civic Report

By Richard Neve

UFES (sewage tank)

The city is actively working on addressing some key issues we raised to improve the safety and decrease disruption the project will create. We are working with Bay Meadows to continue the discussions with the city to ensure appropriate safety measures are in place.

Some key aspects include:

- Negotiating a temporary easement to direct truck traffic from Delaware, to avoid using Saratoga.
- Looking for ways to mitigate the impact of open trench work along Saratoga.
- Looking for alternative options to avoid the “beeping” of reversing trucks.

Next steps:

- The project will be presented to the planning commission on August 27th.
- The planning commission will make recommendations in September which will be taken to the City Council for approval later in the year.



Hillsdale Station Temporary Closure

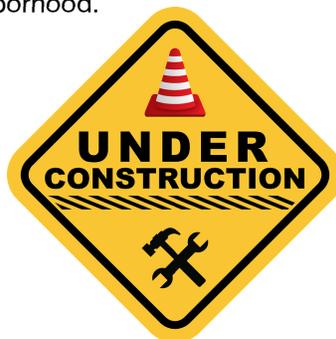
As part of the redevelopment of the train lines and moving the Hillsdale Station, Hillsdale train station will be closed from December 2019 for about 6 months. This will allow for the transition from ground-level tracks to elevated tracks; the creation of an east-west connection at 28th Avenue; and the building of the new Hillsdale Station without interrupting Caltrain’s passenger service. When complete, the new station will be located at 28th Avenue.

Event Center Re-Development

Plans have been released for the development of the Event Center.

<https://www.vmdp.com/projects/san-mateo-county-event-center/>

This includes a parking garage, hotel, and office space. We will be meeting with Event Center staff to discuss these plans and the potential impact on our neighborhood.





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Wait, it's Back to School Already?

I don't know where the time has gone this year. The quote that "the days are long, but the years are short" has never been more relevant than this year! The real estate market continues to be cautious, but with good activity. Well-priced homes are selling quickly, while marginally priced homes are sitting for a while.

The other big news is that the Fed has lowered the interest rate which has an indirect effect on lending rates. We are currently seeing rates from 2.85 to 3.75! That should make it very attractive for buyers in the fall. If you or someone you know is thinking of buying or selling, please don't hesitate to contact me for assistance.

Fiesta Gardens Year To Date Real Estate Activity

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
2237 Salisbury Way	San Mateo	3	2 0	10	1,530	\$882.35	5,000 (sf)	\$1,350,000	63

ACTIVE

# Listings:	1	AVG VALUES:		10	1,530	\$882.35	5,000 (sf)	\$1,350,000	63
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PENDING

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
2051 Dublin Way	San Mateo	3	2 0	11	1,280	\$1,092.19	5,000 (sf)	\$1,398,000	66

PENDING

# Listings:	1	AVG VALUES:		11	1,280	\$1,092.19	5,000 (sf)	\$1,398,000	66
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SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2226 Bermuda Drive	San Mateo	3	2 0	5	1,530	\$1,033.48	5,050 (sf)	\$1,398,000	63	\$1,581,219	04/25/19
2232 Portsmouth Way	San Mateo	4	2 0	79	1,530	\$1,013.07	5,000 (sf)	\$1,450,000	62	\$1,550,000	03/11/19
2236 Southampton Way	San Mateo	4	2 0	14	1,530	\$1,013.07	5,000 (sf)	\$1,588,000	63	\$1,550,000	05/23/19
2205 Portsmouth Way	San Mateo	3	2 0	63	1,540	\$957.79	5,280 (sf)	\$1,399,000	62	\$1,475,000	04/26/19
1090 Fiesta Drive	San Mateo	3	2 0	0	1,280	\$1,101.56	5,100 (sf)	\$1,325,000	64	\$1,410,000	05/31/19
1141 Annapolis Drive	San Mateo	4	3 0	66	1,820	\$741.76	5,200 (sf)	\$1,399,950	62	\$1,350,000	01/16/19
2032 Texas Way	San Mateo	3	2 0	6	1,240	\$1,088.71	5,000 (sf)	\$1,285,000	65	\$1,350,000	06/06/19
2018 Dublin Way	San Mateo	3	1 0	7	1,030	\$1,165.05	5,000 (sf)	\$1,199,000	66	\$1,200,000	05/03/19
790 Fiesta Drive	San Mateo	3	2 0	82	1,300	\$871.15	5,000 (sf)	\$1,199,000	64	\$1,132,500	02/18/19

SOLD

# Listings:	9	AVG VALUES:		36	1,422	\$998.41	5,070 (sf)	\$1,360,328	63	\$1,399,858
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# Listings Total:	11	AVG VALUES FOR ALL:		31	1,419	\$996.38	5,057 (sf)	\$1,362,814	64	\$1,399,858
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