

The Fiesta Bee

July Newsletter
Volume LXIX Issue 7

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 Paul McCann

Happy Fourth of July! On this birthday of the nation we have so much to be grateful for. Family, Freedom and Baseball. Let's hope the Giants keep up the good work in the Western Division. We hope July you take the opportunity to come by the pool for a dip or to sit poolside for a snack and hang out. Thank you to all the lifeguards and directors for providing such a wonderful place to gather.

Enjoy the long days of Summer and have a wonderful Independence Day.

Pool Operations

By Steve Stanovcak

The pool is now open 7 days a week from 12:00 noon until 8:00 PM. However, this does not mean we will be open until 8:00 PM every night. If the weather is cool/cold and no one is at the pool at 6:00 PM, we will close early. If you plan on coming down to the pool after 6:00 PM on one of those cooler evenings, call down to the pool before 6:00 PM and let us know you are coming down to swim.



Lap swim will start on Friday, June 20th, every Friday, Saturday, and Sunday from 11:00 AM to 12:00 noon.

Missing your 2025 pool wristbands? The reason is that you are delinquent in your dues, special assessment, or both. 44 residents still have not paid one of the two or both. Late fees are attached; the longer you wait, the more you pay. Our annual dues are very cheap and reasonable compared to the average HOA dues across the state and nation. If you are unaware of your status, contact our Association Treasurer.

Please do not email me regarding pool parties; email rentals@fiestagardenshoa.com, and always go to our [website](#) for more information.

Inside This Issue

President's Message	1
Pool Operations	1
Calendar of Events	2
Parks Director	2
Financials	3-5
Board Meeting Minutes	6-8
Board Meeting Agenda	9
Neighborhood Garage Sale	11
Food Truck Series	12

Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, July 9
7PM at the Cabana

FGHA Board of Directors

President Paul McCann	president@fiestagardenshoa.com
Vice President Christina Saenz	vp@fiestagardenshoa.com
Civic Affairs	civic@fiestagardenshoa.com
Park Director Mike Bratt	parks@fiestagardenshoa.com
Pool Operations Steve Stanovcak	poolops@fiestagardenshoa.com
Pool Maintenance Steve Muller	poolmtc@fiestagardenshoa.com
Social Director Laurel Kent	social@fiestagardenshoa.com

FGHA Staff

Treasurer Vicky Nguyen	treasurer@fiestagardenshoa.com
Secretary Pam Miller	secretary@fiestagardenshoa.com
Bee Editor Eleni Hulman	editor@fiestagardenshoa.com
Webmaster Mariano Saenz	webmaster@fiestagardenshoa.com

Park Director's Report

By Mike Bratt

Hello FGHA

As your children grow, it may seem like a wonderful idea to bring those slightly used toys to the kiddie park so others can enjoy them. I want to remind you before you bring those toys to the sand box to look at them carefully to ensure that they are in great shape. A used toy that has broken parts can create a potential injury occurrence.

As a reminder the parks and tennis courts are for the use of paying members only. If you give the codes to nonmembers, and you are not there with them, you are violating the rules. You may bring people to use the park and tennis courts as your guest; however, you must be with your guests at all times. If you have given the code to nonmembers, you need to inform them that they are no longer allowed to use our facilities unless accompanied by you!!!

I plan the following work at the park facilities before I return to school in August:

1. Finish staining the inside area of the cabana, and bathroom building
2. Put the kiddie park lights on a solar switch rather than the motion activation that they currently use.
3. Sand and stain all the benches and wood tables.
4. Figure out how to put a better border around the shelter concrete on the floor.
5. Install a concrete ramp at the top gate nearest the pool to allow strollers an easier entry and exit
6. Fix both gate locks to function better.
7. Rebuild the structure around the gas meters at the park to better fit into the aesthetic of the fence at the end of the park.
8. Install two 4x8 plywood pieces painted with chalk-board paint to focus the chalk art that has been appearing on the fence.
9. As the revenue increases for the FGHA we will add more tanbark to the kiddie park.

MONTHLY CALENDAR

FIESTA GARDENS

July 9
FGHA Board Meeting
7 p.m., at the Cabana

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

SAN MATEO

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

July 8, 22

Planning Commission Meeting

Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.

When: 7:00 p.m. - 9:00 p.m.

June 28

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)

Many of the issues that need addressing are more elbow grease than money, however some items will cost money.

Fiesta Gardens Homes Association In Balance Sheet

As of May 31, 2025

ASSETS		as of 4/31/25	MoM flux	2025 Comments
CURRENT ASSETS				
Cash - Operating Fund	87,012	107,342	(20,330)	common area insurance
Cash - Reserve Fund	114,022	113,877	145	
Cash - Cabana Rebuild	0	0	0	
Accounts Receivable: Other	11,849	0	11,849	swim + cabana
Accounts Receivable 2025 Dues	17,059	24,096	(7,036)	cash collected
A/R (Emergency Assessment)	6,930	8,950	(2,020)	cash collected
A/R 2024 and prior periods	6,293	5,358	935	cash collected
Accounts In Collection	20,154	19,290	864	
Due From ManageCasa	0	432	(432)	cash collected
Construction Refundable Deposit	10,000	10,000	0	
Other Current Assets	20,668	1,749	18,919	common area insurance
TOTAL CURRENT ASSETS	293,986	291,093	2,893	
FIXED ASSETS				
New Cabana Costs to Date	1,789,804	1,789,804	0	
HOA All in One Property Management System	5,525	5,525	0	
TOTAL FIXED ASSETS	1,795,329	1,795,329	0	
TOTAL ASSETS	2,089,316	2,086,422	2,893	
LIABILITIES AND FUND BALANCE		as of 4/31/25	MoM flux	2025 Comments
LIABILITES				
Accounts Payable	2,018	1,348	670	
Payroll Taxes Payable	(466)	(466)	0	
Accrued Expenses	2,847	2,847	0	
Prepaid Assessments	0	0	0	
Payroll Liabilities	0	0	0	
Construction Contract Retention Payable	7,375	7,375	0	
Paid on Behalf of Contractor	0	0	0	
TOTAL LIABILITIES	11,774	11,104	670	
FUND BALANCE				
Current Year Net Income/Loss	229,137			
TOTAL FUND BALANCE	2,077,542			
TOTAL LIABILITIES AND EQUITY	2,089,316			

Fiesta Gardens Homes Association Inc.
Profit and Loss
May 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
			Income					
			<u>Operating Revenue</u>					
281		281	Regular Assessments	292,988	290,822	2,166	290,822	
7,325	992	6,333	Clubhouse Rental (Pool Party)	14,845	4,960	9,885	11,904	
0	0	0	Guest Passes	644	458	186	1,100	
120	60	60	Bee Ads	420	300	120	720	
18,440	5,303	13,137	Swim School	18,440	5,303	13,137	15,910	
26,166	6,355	19,810	Subtotal	327,337	301,844	25,493	320,456	
			<u>Interest, Late Charges, Collection Fees</u>					
154	42	112	Interest Inc - Repl. Res. Fund	510	208	301	500	
0	83	(83)	Late Charges	4,548	417	4,131	1,000	
0	0	0	Misc Income	519	0	519	0	
0	8	(8)	Collection Charges	0	42	(42)	100	
154	133	20	Subtotal	5,576	667	4,909	1,600	
26,319	6,489	19,831	Total Income	332,913	302,511	30,403	322,056	
			Expenses					
			<u>Lifeguard Expense</u>					
4,909	5,719	809	Lifeguards	5,701	5,719	18	57,186	
0	293	293	Insurance Exp - W/C	1,117	1,466	349	3,518	qtrly pymt in Jan, Apr, Jul, Oct
417	593	176	Payroll Taxes	495	593	98	5,926	
175	167	(8)	Payroll Service	655	835	180	2,003	
5,501	6,771	1,271	Lifeguard Expense Subtotal	7,967	8,612	645	68,633	
			<u>Pool Expense</u>					
1,494	1,863	369	Pool Expense total	12,044	9,315	(2,729)	22,355	Special Assmt req'd for repairs
			<u>Park Expense</u>					
650	670	20	Landscape-Contract	3,500	3,348	(153)	8,034	
580	0	(580)	Common Area - Maintenance	621	0	(621)	0	Special Assmt req'd
0	78	78	Pest Control	408	390	(18)	935	qtrly pymt in Jan, Apr, Jul, Oct
540	0	(540)	Cabana Supplies and Equipment	707	0	(707)	0	Special Assmt req'd
0	0	0	Tennis Court- Service & Repair	0	0	0	0	Special Assmt req'd
1,770	747	(1,023)	Park Expense Subtotal	5,236	3,737	(1,498)	8,969	
			<u>Utilities</u>					
74	720	645	Gas	476	3,598	3,122	8,634	
1,560	1,299	(261)	Electricity	6,563	6,496	(67)	15,590	
193	216	23	Refuse	965	1,082	117	2,596	
272	280	8	Telephone & Internet	1,363	1,402	39	3,364	
1,712	1,833	121	Water	5,937	9,167	3,230	22,000	
0	0	0	Streets, Drives & Concrete	0	0	0		
110	525	415	Clubhouse Facilities	550	2,627	2,077	6,305	
3,922	4,874	953	Utilities Subtotal	15,854	24,370	8,517	58,489	

<u>Administrative Expenses</u>								
0	220	220	Audit & Tax Preparation	0	1,102	1,102	2,645	
0	8	8	Civic Expenses	0	42	42	100	
0	0	0	Collection Expenses	0	0	0	0	
300	333	34	D & O Ins. Expense	1,498	1,667	168	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	6,495	7,292	797	17,500	
0	42	42	Mailings, Postage & Copies	252	208	(44)	500	
0	250	250	Meeting Expenses/Social Functions	456	1,250	794	3,000	Rec: ower budget for other exps
425	425	0	Newsletter Editor	2,125	2,125	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	325	206	780	
512	293	(218)	Office Supplies	1,592	1,467	(125)	3,521	
498	1,767	1,268	Payment Processing Fees	5,266	5,300	34	5,300	QB fees for dues collections
			Permits & License	0	17	17	40	
7,454	0	(7,454)	Professional Services	21,229	0	(21,229)	0	legal fees from 2024 + foreclosure; Special Assmt req'd
0	74	74	Reserve Study	0	371	371	890	
300	300	0	Secretary	1,500	1,500	0	3,600	
0	125	125	Taxes - Income	0	625	625	1,500	
0	2,000	2,000	Taxes - Property	11,822	10,000	(1,822)	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	10,000	10,000	0	24,000	
324	44	(280)	Web Site	324	219	(105)	526	
13,111	9,405	(3,706)	Admin Expenses Subtotal	62,677	43,509	(19,168)	97,002	
25,797	23,661	(2,136)	Total Expenses	103,777	89,543	(14,234)	255,448	
522	(17,172)	17,694	Net Income	229,137	212,968	16,169	66,608	

The HOA has been moving away from ManageCasa due to issues with their platform. The Dues have been increased to \$518.40 Per Unit. A late charge of 10% is charged for outstanding invoices, bringing the Dues to \$570.24. Payments can be paid:

1. Electronically with a debit or credit card via a QuickBooks invoice. Please reach out to treasurer@fiestagardenshoa.com to pay electronically.

2. Via a check payable to Fiesta Gardens Homes Association and mailed to:

FGHA
PO Box 5288
San Mateo, CA 94402

If you've paid via ManageCasa, thank you for the prompt payment. The payment will be applied to the Quickbooks Invoice, and the QuickBooks invoice will reflect the payment and the new amount due.

You can fill out the Roster Update form on the website: <https://www.fiestagardenshoa.com/register.html> if your information has changed. Don't forget to indicate the number of adults and children who will need pool wristbands.

Sincerely,
The Board of Directors,
Fiesta Gardens Homes Association

FGHA BOARD MEETING – May 7, 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 Operations, Christina Saenz -- Vice President, Steve Muller -- Pool Maintenance, Laurel Kent -- Social Director, and Paul McCann -- President.

April 9th Minutes – On a motion duly made and seconded and approved by all Board Members, the April 9th minutes were approved.

Financial /Vicky Nguyen

- April operating expenses are \$26,600. This includes property taxes of \$13,400 and recurring monthly expenses.
- Cash in operating account is \$107,300.
- Cash in reserve fund account is \$113,900.
- HOA dues, \$267,500 collected so far which is 92% of the total. Another \$24,100 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in April.
- \$830,700 of the emergency assessment has been collected which is 90%. We still need to collect \$8,900 which is 10%.
- There are some residents who have paid annual dues but are refusing to pay the emergency assessment. There are 74 residents who have not paid dues and/or emergency assessment.
- Different options were discussed to try and get the delinquent residents to pay. They varied from sending them to collections, putting a message in the Bee, Paul putting a message in the President message and members talking to them. It was decided to put the message in the Bee and to send the delinquent members letters to remind them to pay.

BOARD REPORTS

Civic Director- we need a Civics Director

- Since we are still in search of a new Civics Director, Paul McCann did talk about an update to Delaware going south from the gas station to the brewery. There will be a left-hand turn lane with a light onto Bermuda. It will also include bike lanes. In front of Expo Center there is a sign, and you can scan the QR code and see the configuration.

Social Director/Laurel Kent

- The pool party will be later this year; the date is still to be determined. Hoping the weather will be better having it on later date.
- Food trucks on Fridays will begin mid-June when the pool is fully open.

Parks Director/Mike Bratt

- The motion lights are working.
- The stain for the cabana has been purchased for the cabana and lifeguard buildings. We have about 7 people and 2 kids volunteered to help stain. It will most likely be done during the week. Need to make sure there is no rain.
- One lock is sticking at end of park and pool entrance. They will be fixed.
- Scapes will be mowing the lawn in front of the cabana.

Pool Maintenance/Steve Muller

- May 17th is the pool opening, the heat will be turned on the week before as well as the pool cover.

Pool Operations/Steve Stanovcak

- June 16th the pool will be open 7 days a week.
- Thanks to Cheryl Pendergrass, her son Aiden, Christy Knott, Mike Bratt, Denise Iskander and Barbara Hall who came out and helped with the pool clean up.
- The swim lesson sign-up sheet will be available on our website soon. You can register on the website and Christy will send an email confirming your spot and a link to pay. There will be some bilingual instructors as well. A message will be sent out via ManageCasa when the forms are available on our website. Caity and Christy will put a notice in the Bee next month with pool rules.

Christina Saenz/Vice President

- Christina investigated Google workspace for nonprofits. They denied our request for now until we get them the forms that show we are a nonprofit.

Paul McCann /President

- Thanks to everyone who helped get the pool handled for opening and for getting swim lessons set.

NEW BUSINESS

Renewing Insurance

It's time to renew our insurance for the common areas. We will keep everything the same. Our insurance went up 18% to \$19,750. Our insurance runs from May 2025 to May 2026.

On a motion duly made, seconded and approved by all Board Members the renewal of our insurance was approved.

New Fencing/Gate in Pool Area

The current gate at the pool can no longer be left open during pool hours. So, we need to build a new 10x10 area that encompasses a new gate that self closes, be ADA compliant, and separates the cabana from the pool. It will then be compliant with what we were instructed to do to keep the pool open and will cost \$3,640. This is not in our budget; however, we cannot have the pool open without it. The board needs to seriously think about a possible special assessment and make sure the 74 residents who have not paid, pay. These 74 people owe over \$32,000 to the HOA.

On a motion duly made and seconded and approved by all Board Members, it was decided to spend \$3,640 to build the new fence/gate.

On a motion duly made and seconded and approved by all Board Members to approve any reasonable permit costs to build the fence.

OLD BUSINESS

The Bee

Now that the Bees are being hand delivered its even more important get your reports to Eleni on time. There are many steps required to get the Bee out to residents. We have all our Block Captains! Thanks to everyone who volunteered.

Vicky needs the Board to discuss how we will raise additional funds and cut costs. Hopefully there will be a resolution in June. It was requested to share the delinquent names of residents who have not paid dues/assessments with the Board so possibly Board Members could speak with them.

There are no new updates regarding our lawsuit.

Meeting adjourned at 8:15pm. The next meeting will be Wednesday, June 4th, 2025, at 7:00pm on Zoom or join us in the cabana.

FGHA BOARD MEETING – June 4, 2025

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:04pm. Board Members in attendance were, Mike Bratt-Parks Director, Steve Stanovcak-Pool Operations, Christina Saez-Vice President, Steve Muller-Pool Maintenance, Laurel Kent-Social Director and Paul McCann-President.

May 7th Minutes - On a motion duly made and seconded and approved by all Board Members, the May 7th minutes were approved.

Financial /Vicky Nguyen

- May operating expenses were \$25,800. Due to lifeguard orientation lifeguard wages were double the amount from same period last year. The HOA will need to figure out how to stay within the budget or add this to the special assessment.
- Cash in operating account is \$87,000.
- Cash in reserve fund account is \$114,000.
- HOA dues, \$274,600 collected so far which is 94% of the total. Another \$17,100 is in accounts receivable. A handful of Members have elected to make monthly payments.
- No updates to brick sales or collections in May.
- The litigation matter against one of our members for unpaid assessments has been settled. The first payment to us will be in June. We should not have any more legal fees unless there is a breach of contract.
- Emergency assessment collected is \$92,000 which is 85.7%. \$6,900 is still due.
- Physical letters and emails were sent out to residents who were delinquent in paying their dues and we collected \$7,000.

Vicky shared financial concerns in the May Bee. Some of her concerns are,

- Dues have been stagnant up till 2022.
- Rising costs to keep up our areas. Longer we put off the maintenance that needs to be done the higher the cost will be.
- The pool area is not compliant.
- Legal fees.
- Our reserves are depleted.
- We need to most likely have a special assessment. HOA needs to raise \$220,000.
- We could also cut costs. Possibly no lifeguards, shorter pool hours, no social events. Etc.
- You can read Vicky's concerns in last month's May Bee.

As of now Vicky has resigned as of the end of June. She wants to be transparent and doesn't always feel supported. She looks to the

Continued on page 8

June Minutes From page 7

Board for guidance and support and asks that people remain respectful if there are disagreements. The Board and other members are very concerned what will happen if we lose Vicky and realize that she is correct in saying that we need to cut costs or raise the money we need. Vicky will stay on for a while longer but let the Board know to please still look for a new Treasurer.

BOARD REPORTS**Civics Director**

- We need a Civics Director. If you are interested, please contact any of the Board Members.

Social Director/Laurel Kent

- Food trucks on Fridays will begin June 20th. Sam's Chowder House will be our first. Grillzilla will be on the 27th. This year we will be targeting only food trucks with a small minimum so the association will not get charged an extra fee. Some people felt that some of the trucks needed to be faster and that it was taking an hour to get food. There were some issues but most of the trucks were done and gone by 7:30.

Parks Director/Mike Bratt

- The outside of the cabana has been stained. It took 2 days with volunteers; the inside of the pool area will be stained soon. We came under budget with the stain.
- Mike needs volunteers and a work party to start staining the benches. If you can help, please contact Mike Bratt at parks@fiestagardenshoa.com.
- The lights still need to be fixed, once Mike gets the key to the pump room to turn off the electricity it will get done.

Pool Maintenance/Steve Muller

- Pool is great and is a nice 85 degrees.
- Steve M. was asked to check if the lights are fixed in the pool.

Pool Operations/Steve Stanovcak

- Weekends have been busy at the pool. There was one incident where a lifeguard had to pull a child out of the pool.
- Christy reported that the pool is going great. Swim lessons are going well we have already brought in \$18,000 and \$870.00 is from non-residents. Many residents signed up for the whole summer. We also have some volunteers that have signed up to check people in at the pool entrance. You can bring in no more than 5 guests at one time.
- We are looking into trying to save money regarding the pool. Some ideas are to charge extra for parties that have 50-80 and have them pay extra; reduce the hours the pool is open by 1 hour, using volunteers to check people in rather than paying someone so we get our guest fees.

Christina Saenz/Vice President

- There is a new process to rent the cabana. It is on our website and is working out well and has been pretty seamless. You will find it under Pool Info, "Rental Contract" on our website.
- We are looking into a digital lock for the cabana rather than a lock box. It would alert when anyone comes or goes and the time. It would also make it easier for set up and leaving.
- Some of our costs for renting the cabana are not covering the total cost of lifeguards. If a party has 50-80 guests, we need to hire 1 more lifeguard for that party yet we are still charging the same amount. We could charge an extra fee if a party has 50-80 guests. This would make up for the extra cost of hiring another lifeguard. On a motion duly made and approved by all board members any rental party having 50-80 guests will need to pay an additional \$100.00.
- We will continue discussing issues with the pool next month regarding entrance and exit for parties, cutting costs and any other concerns.

Paul McCann /President

Nothing to report.

NEW BUSINESS**OLD BUSINESS**

Pro Modeling confirmed we will be getting \$10,000 back. Final inspection has been done. We are working with the city to get our Certificate of Occupancy. We need solar inverter replaced. We are working with Pro Modeling to get that done and will not pay them until it is taken care of.

Christy would like to purchase an App to use for scheduling and communication with the lifeguards. The cost is \$90.00 for the year. She would also like swim platforms built to be used during swim lessons. A resident has offered to build them, and parts would cost \$100.00. Due to our tight budget Mike Bratt generously offered to pay the \$90.00 for the App and Steve Muller generously offered to pay \$100.00 for the swim platform. Thank you to these Board Members.

Meeting adjourned at 8:49pm. The next meeting will be Wednesday, July 9th, 2025, at 7:00pm on Zoom or join us in the cabana.

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday July 9th, 2025
7:00pm**

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
 - Cost Saving Ideas for the HOA
 - Pool Rental Logistics
6. Old Business
 - Recovered Legal Fees
 - Special Assessment
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed.



HERE ARE EVENTS YOU CAN ENJOY:

- Summer is here - Download the Mr Softee's App to track our favorite ice cream truck when he comes to our neighborhood each week!
- Foster City's 4th of July Dog Parade & Festival in Leo Ryan Park
- Join in San Mateo's Central Park to celebrate the red, white and blue - Free concert 11 am - 2 pm



**SCAN HERE FOR YOUR
HOME VALUATION**



2021 1st Place F.G.H.A Holiday Light Winner
2024 2nd Place F.G.H.A Holiday Light Winner
Ranked Top 1% of REALTORS® Nationwide -
RealTrends 2025



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



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Date: Saturday, September 6th

Time: 8:30 AM –1:30 PM



Time to get

rid of some things?

Back by popular demand, I will once again be organizing a neighborhood-wide garage sale. The best thing is it is **FREE** to participate. I only ask that you register!

The more houses that

participate, the better the crowds.

Register online at fiestabuzz.com or submit the registration form below so that I know how many homes are participating. I look forward to another great turn out!

Registration: Due by August 24th!
Register online at www.Fiestabuzz.com
Or drop off at my mailbox listed below.

Name: _____ Email: _____

Address: _____ Phone: _____

What types of items will you be offering?



Drop-off:
 David Martin
 768 Fiesta Drive
 San Mateo, CA 94403

Summer Food Truck Series Coming Your Way!

FOOD TRUCK

Friday, July ??

4pm – 8pm

Outside the F...



Stay Tuned to The Bee, Facebook and ManageCasa for Future Friday Food Truck Offerings!

- Your Social Committee



REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!
Coldwell Banker International President's Circle



Happy Independence Day!
























Wishing everyone in our wonderful neighborhood a very happy and safe July 4th! As your neighborhood realtor, I'm proud and honored to be part of such a vibrant, welcoming, and supportive community. Here's to celebrating the spirit of independence with great neighbors, good cheer, and plenty of red, white, and blue!

And check out the Garage Sale Registration form elsewhere in the Bee!

2025 FIESTA GARDEN YTD SALES RECAP

Market Analysis Summary | Residential

#	ID #	Status	Address	City								Age					
Listings: ACTIVE																	
1	ML82010244	A	1023 Annapolis Drive	San Mateo	3	2 0	6	1,530	\$1,013.07	5,484 (sf)	\$1,550,000	69					
#	ID #	Status	Address	City								Age					
Listings: PENDING																	
2	ML82003804	P	1089 Annapolis Drive	San Mateo	3	2 0	34	1,330	\$1,266.92	5,000 (sf)	\$1,685,000	69					
#	ID #	Status	Address	City								Age	Sale Price	COE	SP%LP		
Listings: SOLD																	
3	ML81993233	S	1028 Lafayette Street	San Mateo	3	2 0	6	1,530	\$1,163.40	6,000 (sf)	\$1,498,000	69	\$1,780,000	03/19/25	119%		
4	ML81993234	S	2218 Kent Street	San Mateo	3	2 0	19	1,330	\$1,172.93	5,000 (sf)	\$1,550,000	69	\$1,560,000	03/21/25	101%		
5	ML81994934	S	601 Bermuda Drive	San Mateo	3	2 0	6	1,640	\$1,128.05	5,300 (sf)	\$1,688,000	71	\$1,850,000	03/13/25	110%		
6	ML81995677	S	2009 Ginnever Street	San Mateo	3	2 0	7	1,240	\$1,377.42	5,000 (sf)	\$1,490,000	71	\$1,708,000	03/20/25	115%		
7	ML81997563	S	2224 Southampton Way	San Mateo	3	2 0	8	1,530	\$1,049.02	5,000 (sf)	\$1,499,000	69	\$1,605,000	05/16/25	107%		
8	ML82001043	S	1075 Annapolis Drive	San Mateo	4	3 0	13	1,950	\$1,164.10	5,100 (sf)	\$2,198,000	69	\$2,270,000	05/15/25	103%		
9	ML82001948	S	2232 Portsmouth Way	San Mateo	4	2 0	5	1,530	\$1,143.79	5,000 (sf)	\$1,649,000	69	\$1,750,000	05/07/25	106%		
10	ML82004232	S	561 Fiesta Drive	San Mateo	3	2 0	6	1,540	\$1,305.84	5,169 (sf)	\$1,850,000	71	\$2,011,000	05/23/25	109%		
					Med	7	1,530	\$1,163.75	5,050 (sf)		\$1,599,500	69	\$1,765,000	108%			
					Min	5	1,240	\$1,049.02	5,000 (sf)		\$1,490,000	69	\$1,560,000	03/13/25	101%		
					Max	19	1,950	\$1,377.42	6,000 (sf)		\$2,198,000	71	\$2,270,000	05/23/25	119%		
					Avg	9	1,536	\$1,188.07	5,196 (sf)		\$1,677,750	70	\$1,816,750	109%			
10	Total Listings	Average for all:				11	1,515	\$1,178.45	5,205 (sf)		\$1,665,700	70	\$1,816,750	87%			
		Median for all:				7	1,530	\$1,163.75	5,050 (sf)		\$1,599,500	69	\$1,765,000	107%			
			Min				Max				Avg				Med		
Quick Statistics	List Price	\$1,490,000				\$2,198,000				1,665,700.00				\$1,599,500			
	Sale Price	\$1,560,000				\$2,270,000				1,816,750.00				\$1,765,000			
	Sale / List	0%				119%				87%				107%			

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REALTY

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