

The

BOO!

# Fiesta Bee



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

[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)  
[editor@fiestagardenshoa.com](mailto:editor@fiestagardenshoa.com)

## President's Message

By Steve Strauss

In case you haven't heard, WE'RE BUILDING A NEW CABANA!

The plans are set, the builder is in place, the neighborhood voted for it, now all we have to do is build it and pay for it.

As you most assuredly are aware, we voted in a \$2400 assessment to each property owner to finance the cabana. To make the project work the way we planned it, we need everyone to pay their assessment. That means you, and you, and you, and you, and you, and *especially* you, even though you might not think you have to or, even more disturbingly, just won't because you don't feel like it or you don't think you have to because you "don't use the facilities".

Unfortunately, that is not the case. When you bought in Fiesta Gardens, you knew that you were part of the Association. As part of the Association, you are obligated by our governing documents to pay any annual and special assessments. Payment plans are available up to 12 monthly payments or whatever works for you (1 year maximum).

What we DON'T want to do is have to dig into our reserves to cover assessments. We also DON'T want to have to contact you to ask you to pay, withhold any privileges, use collection agencies or as a last resort, lien your property. All we ask is that everyone pays their share.

A new cabana will benefit us all, whether you use the facilities on a regular basis; are looking for a great, inexpensive place to throw a party; need a cool, air conditioned place to escape the heat, or just like the fact that new facilities will at *least* make Fiesta Gardens more sellable and at *best* will add a little bit to our property values.

Do your part. Please pay your assessment. Meet your obligation. Be a part of a great community. Enjoy the new facilities. Help make it ours.....ALL of ours!

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage  
[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)



The next Board meeting will be  
**Wednesday, October 2**  
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

## Civic Report

*By Richard Neve*

### Traffic Action Plan.

Public Works plans to hold a neighborhood meeting end of October/beginning of November to get feedback and ideas ("public scoping") on 19<sup>th</sup> Avenue/Norfolk improvements. We will try to have that at the Cabana. Keep an eye out for the date.

### Pavement/Sidewalk repairs.

A number of residents have requested information about how to get the city to repair pavements and sidewalks. The city uses the **YourGov App**, which allows residents to submit requests directly to the City Works Department. For information go here:

<https://www.cityofsanmateo.org/3645/YourGov-Submit-Service-Requests-from-you>

Download the App and send a description and a photo!

### Sewage Tank.

Follow this link to get detailed information of the current status of the UFES (Underground Flow Equalization System (formerly called In-System Storage).

<http://cleanwaterprogramsanmateo.org/ufes/>

You should receive notices regarding the project in the post. The project is currently in the CEQA Public Scoping Period: September 7, 2018 through October 22, 2018. To provide formal comments on the CEQA scoping process during this time please send them to:

City of San Mateo  
Clean Water Program  
330 W. 20th Avenue  
San Mateo, CA 94403  
Attention: Heather Waldrop

## Pool Operations

*By Steve Stanovcak*

### Pool Hours

Saturday and Sunday 12:00 noon to 8:00pm  
Monday thru Friday 4:00pm until 8:00pm



These hours will remain until Sunday, October 13th. Sunday, October 13th will be the last day of the pool season.

We assess the pool activity every evening at 6:00 p.m. If there is no one at the pool we will close early. If you plan on coming down to the pool after 6:00 p.m. please call to the pool ahead of time. If at all possible, call the pool between 5:00 p.m. and 5:15 p.m.. The phone number is 650-574-0558 and let the staff know you plan on coming down to swim after 6:00 p.m..



## MONTHLY CALENDAR

### FIESTA GARDENS

October 2  
FGHA Board Meeting  
7 p.m., Pool Cabana

October 12  
FG Potluck BBQ & Volleyball Game  
When: 11:00 a.m.  
Where: Fiesta Gardens Pool & Cabana

October 5  
Deadline to get articles and ads to Bee Editor.

### SAN MATEO

October 7, 21  
City Council meeting  
Where: City Hall, 330 West 20th Avenue, Council Chambers  
When: 7:00 PM

October 9  
Sustainability & Infrastructure Commission Meeting  
Where: City Hall, 330 West 20th Avenue, Council Chambers  
When: 7:00 PM

October 10, 22  
Planning Commission Meeting  
Where: San Mateo City Hall, 330 West 20th Avenue  
When: 7:00 PM - 10:30 PM

October 27  
Halloween Kids' Carnival & Helicopter Pumpkin Drop  
Visit the Hiller Aviation Museum Sunday, October 27 for a frightful treat! Come in costume and see the Gallery decked out in its spooky Halloween decorations. Join the creepy carnival games to earn special prizes, meet our flying witch and sign her special Halloween pumpkin.

- HELICOPTER PUMPKIN DROP
- CREEPY GAMES AND PRIZES
- MEET THE WITCH AND SIGN HER SPECIAL HALLOWEEN PUMPKIN
- PAINT THE MUSEUM'S PAINT-APLANE ORANGE AND BLACK

Join a spooky honor guard to accompany the witch to her helicopter before she takes off and splats the great orange gourd across the landscape below in a festive salute to the Halloween spirit!

Where: Hiller Aviation Museum, 601 Skyway Road, San Carlos  
When: 10:00 AM – 12:00 PM  
Cost: \$0 - \$18

[BUY TICKETS](#)

For more information [CLICK HERE](#)

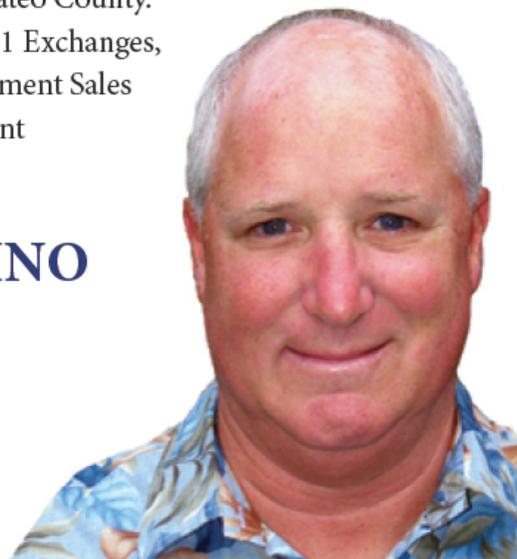
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# FGHA BOARD MEETING – August 7, 2019

*APPROVED 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 10<sup>th</sup> Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the July 10<sup>th</sup> 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 will be closed in December for about 6 months 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 4<sup>th</sup>, 2019 at 7pm in the pool cabana. Meeting was adjourned at 7:39pm.

# FGHA BOARD MEETING – September 4, 2019

*Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary*

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

August 7<sup>th</sup> Minutes: On a motion duly made and seconded and approved by all Board Members, the minutes of the August 7<sup>th</sup> meeting were approved as corrected.

## Financial /Steve Gross

We are on plan for the year. We have a new feature in the Financials, the Cabana Rebuild.

## BOARD REPORTS

### Civic/Rich Neve

- Start date for the new sewage tank will be spring 2020. The City is showing some good faith with some of our concerns. We are still trying to get a few more things addressed. Dewatering is a major concern and we feel more homes need to be monitored.
- Donna Stewart, the CEO of the Event Center will be meeting with Rich. The two will set a date to have her come attend one of our meetings in the near future and answer any questions residents may have about the project and how events will affect our neighborhood.

### Social Director / Christina Saenz

- Working on having a neighborhood BBQ the end of September or beginning of October.
- A movie night is being planned. Look in The Bee for date and time.

Parks / Roland Bardony - Not in attendance

### Pool Maintenance / Steve Muller

- Nothing to report the pool is great.

### Pool Operations / Steve Stanovcak

- The pool will close for the year on October 13<sup>th</sup>.

Vice President / Mike Russell -- Not in attendance

President / Steve Strauss – Nothing to report

## OLD BUSINESS

### Cabana Renovation and Assessment Update

Some residents still have questions regarding the \$2,400 assessment. Steve Gross offered to hold a meeting at the cabana to answer questions and explain how we determined the cost. The meeting date to be determined.

### Questions and Comments

One of our residents asked if a member who chooses not to pay the cabana assessment would still be able to use the pool and facilities. The Board will look into this matter.

## ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Wednesday, October 2<sup>nd</sup>, 2019 at 7pm in the pool cabana. Meeting was adjourned at 7:58pm.

**Fiesta Gardens Homes Association  
Annual Board Meeting Agenda  
Wednesday, October 2, 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
  - i. Cabana Renovation Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

# September and October Upcoming Events



Join us on Saturday, **September 21 @ 7:45**  
for  
**MOVIE NIGHT IN THE PARK!**

Bring your family, friends, blankets, and chairs  
and join us for a movie in the park  
- The Croods! -

We will have popcorn, water, coffee, and hot  
chocolate!

**October 12 @ 11:00**  
**FG POTLUCK BBQ**

It's the last day before the pool closes and we  
are saying **"Goodbye to Summer" &**  
**"Welcome to Fall".**

We will be having a "Welcome to Fall" event at  
the FG Pool and Cabana area. We will be  
providing and cooking hamburgers, hotdogs, and  
something vegan.

Please bring a side dish and / or dessert for  
everyone to share and meet your neighbors.



**October 12 @ 11:00 +**  
**VOLLEYBALL GAME**

We are also going to be setting up a volleyball  
game or tournament - depending on how many  
people sign up. Please sign up here  
(<https://forms.gle/wtoCiLF4CwNtZR2V7>)  
if you would like to participate!!



**All information is on our website, Facebook page and NextDoor!**  
**Contact [social@fiestagardenshoa.com](mailto:social@fiestagardenshoa.com) for questions!**

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Operating Fund**  
**August 2019**

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
		0.00	Regular Assessments	206,640.00	206,640.00	0.00	206,640.00
2.32	6.25	(3.93)	Interest Inc - Operating Fund	15.74	43.75	(28.01)	75.00
93.15	75.00	18.15	Interest Inc - Repl. Res. Fund	575.17	525.00	50.17	900.00
		0.00	Swim School	13,070.00	5,900.00	7,570.00	11,000.00
		0.00	Clubhouse Rental Inc	4,125.00	5,000.00	(875.00)	10,000.00
		0.00	Social Events	57.00	0.00	57.00	
36.00	298.33	(172.33)	Late Charges	-8.00	1,250.00	(1,258.00)	2,500.00
		0.00	Guest Passes	724.00		724.00	1,200.00
	100.00	(100.00)	Bee Ads	810.00	700.00	110.00	1,200.00
<b>\$ 131.47</b>	<b>\$ 389.58</b>	<b>-\$ 258.11</b>	<b>Total Income</b>	<b>\$ 226,008.91</b>	<b>\$ 219,658.75</b>	<b>\$ 6,350.16</b>	<b>\$ 233,515.00</b>
<b>\$ 131.47</b>	<b>\$ 389.58</b>	<b>-\$ 258.11</b>	<b>Gross Profit</b>	<b>\$ 226,008.91</b>	<b>\$ 219,658.75</b>	<b>\$ 6,350.16</b>	<b>\$ 233,515.00</b>
<b>EXPENSES</b>							
540.00	540.00	0.00	Landscape-Contract	4,320.00	4,320.00	0.00	6,480.00
8,401.42	11,125.00	2,723.58	Lifeguards	41,237.72	33,375.00	(7,862.72)	44,500.00
425.00	425.00	0.00	Newsletter Editor	3,400.00	3,400.00	0.00	5,100.00
808.77	1,057.50	278.73	Payroll Taxes	4,043.74	3,262.90	(781.24)	4,350.00
300.00	300.00	0.00	Secretary	2,400.00	2,400.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	8,000.00	8,000.00	0.00	12,000.00
		0.00	Payment Processing Fees	1,035.43	0.00	(1,035.43)	0.00
219.75	250.00	30.25	Payroll Service	1,875.60	2,000.00	124.40	3,000.00
		0.00	Pest Control	0.00	333.33	333.33	500.00
1,422.78	1,408.33	(14.45)	Pool & Spa	12,155.79	11,268.67	(889.12)	16,900.00
2,474.87	308.33	(2,166.54)	Common Area - Maintenance	5,312.41	2,468.67	(2,845.74)	3,700.00
		0.00	Wristbands	281.46	333.33	51.87	500.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	888.67	888.67	1,000.00
519.53	300.00	(219.53)	Gas	1,922.77	2,400.00	477.23	3,600.00
1,366.72	1,166.67	(200.05)	Electricity	8,235.83	9,333.33	1,097.50	14,000.00
	100.00	100.00	Refuse	574.58	800.00	225.42	1,200.00
195.14	166.67	(28.47)	Telephone & Pager	195.14	1,333.33	1,138.19	2,000.00
2,571.32	1,000.00	(1,571.32)	Water	7,706.09	8,000.00	293.91	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	666.67	666.67	1,000.00
	416.67	416.67	Clubhouse Facilities	96.78	3,333.33	3,236.55	5,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	800.00	800.00	1,200.00
170.59	208.33	37.74	Mallings, Postage & Copies	5,360.50	1,688.67	(3,713.83)	2,500.00
318.46	375.00	56.54	Newsletter Postage/ Printing	3,416.95	3,000.00	(416.95)	4,500.00
1,611.43	41.67	(1,569.76)	Meeting Expenses/Social Functi	1,746.92	333.33	(1,413.59)	500.00
	416.67	416.67	Collection Expenses	-336.00	3,333.33	3,669.33	5,000.00
1,164.25	1,125.00	(39.25)	Insurance Expenses	8,824.21	9,000.00	175.79	13,500.00
250.17	201.67	41.50	D & O Ins. Expenses	1,898.86	2,333.33	434.47	3,500.00
	250.00	250.00	Insurance Exp - WIC	2,114.18	2,000.00	(114.18)	3,000.00
40.50	128.67	85.17	Office Supplies	1,160.91	1,013.33	(147.58)	1,520.00
	12.50	12.50	Postage	220.00	100.00	(120.00)	150.00

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
August 2019**

Current Period			Description	Year To Date			2019 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	8.33	8.33	Civic Expenses	168.29	86.67	(102.62)	100.00
	208.33	208.33	Web Site	381.20	1,855.67	1,285.47	2,500.00
	416.67	416.67	Professional Services	2,082.50	3,333.33	1,250.83	5,000.00
	83.33	83.33	Permits & License	0.00	666.67	666.67	1,000.00
	3,750.00	3,750.00	Taxes - Property	3,849.48	5,000.00	1,350.52	7,500.00
		0.00	Inc Taxes- Operating Fund	0.00	166.67	166.67	250.00
<b>\$ 23,800.70</b>	<b>\$ 27,176.00</b>	<b>\$ 3,374.30</b>	<b>Total Expenses</b>	<b>\$ 133,502.32</b>	<b>\$ 132,170.83</b>	<b>-\$ 1,331.48</b>	<b>\$ 192,150.00</b>
<b>-\$ 23,669.23</b>	<b>-\$ 26,785.42</b>	<b>\$ 3,116.19</b>	<b>Net Income</b>	<b>\$ 92,606.59</b>	<b>\$ 87,487.92</b>	<b>\$ 5,018.68</b>	<b>\$ 41,365.00</b>

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Cabana Rebuild  
August 2019**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
208,180.00	108,333.33	100,846.67	Special Assessments	208,180.00	108,333.33	100,846.67	1,300,000.00
<b>\$ 208,180.00</b>	<b>\$ 108,333.33</b>	<b>\$ 100,846.67</b>	<b>Total Income</b>	<b>\$ 208,180.00</b>	<b>\$ 108,333.33</b>	<b>\$ 100,846.67</b>	<b>\$ 1,300,000.00</b>
<b>\$ 208,180.00</b>	<b>\$ 108,333.33</b>	<b>\$ 100,846.67</b>	<b>Gross Profit</b>	<b>\$ 208,180.00</b>	<b>\$ 108,333.33</b>	<b>\$ 100,846.67</b>	<b>\$ 1,300,000.00</b>
<b>EXPENSES</b>							
37,000.00	85,000.00	58,000.00	Cabana Rebuild - Contract	37,000.00	85,000.00	58,000.00	950,000.00
		0.00	Construction Reserve		20,000.00	20,000.00	200,000.00
		0.00	Consulting		5,000.00	5,000.00	50,000.00
		0.00	Permits and Fees		4,000.00	4,000.00	40,000.00
2,914.84		(2,914.84)	Payment Processing Fees	2,914.84	5,000.00	2,085.16	60,000.00
<b>\$ 39,914.84</b>	<b>\$ 85,000.00</b>	<b>\$ 55,085.16</b>	<b>Total Expenses</b>	<b>\$ 39,914.84</b>	<b>\$ 129,000.00</b>	<b>\$ 89,085.16</b>	<b>\$ 1,300,000.00</b>
<b>\$ 168,265.16</b>	<b>\$ 12,333.33</b>	<b>\$ 155,931.83</b>	<b>Net Income</b>	<b>\$ 168,265.16</b>	<b>-\$ 20,666.67</b>	<b>\$ 189,931.83</b>	<b>\$ 0.00</b>

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

ASSETS	
Cash - Operating Fund	\$ 92,747.16
Cash - Reserve Fund	\$ 293,258.11
Cash - Cabana Rebuild	\$ 172,180.00
Accounts Receivable	\$ 131,865.00
Special Assessment Receivable	\$ 941,200.00
Other Current Assets	\$ 24,300.94
Cabana Rebuild	\$ 37,000.00
<b>TOTAL ASSETS</b>	<b>\$ 1,692,541.21</b>

LIABILITIES AND FUND BALANCE	
<b>Liabilities</b>	
Accounts Payable	4,508.68
Accrued Expenses	6,514.35
Prepaid Assessments	603.10
<b>Total Liabilities</b>	<b>\$ 11,624.13</b>
<b>Fund Balance</b>	
Fund Balance	440,945.33
Current Year Net Income/Loss	1,239,971.75
<b>Total Fund Balance</b>	<b>\$ 1,680,917.08</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 1,692,541.21</b>



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## Hallow..what?

Almost every month I'm writing about how fast the year has gone, but it really has! The market has seen several micro-fluctuations. If you look at the two most recent sales (neither were mine), you will see that below. Look at the price difference for 2051 Dublin and 2237 Salisbury; A 10k price difference, but 250 sq. ft more. There are many reasons why this can happen, but it is important that when you discuss the market climate with your agent, they can explain their marketing strategy, pricing strategy and prep plans. Ultimately, the market determines what your house will sell for, but you also have to trust that all has been done to get you top dollar! Call me if you would like to discuss how I make this happen! Also, thank you to all the neighbors and friends who went to Mamma Mia to support me! I love our neighborhood, and it is times like this that I am reminded why! Thank you so much.

### Fiesta Gardens Year To Date Real Estate Activity

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
2237 Salisbury Way	San Mateo	3	2 0	10	1,530	\$947.71	5,000 (sf)	\$1,350,000	63	\$1,450,000	09/10/19
2051 Dublin Way	San Mateo	3	2 0	11	1,280	\$1,125.00	5,000 (sf)	\$1,398,000	66	\$1,440,000	08/20/19
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:	11	AVG VALUES:		31	1,419	\$1,005.31	5,057 (sf)	\$1,362,814	64	\$1,408,065	

# Listings Total:	11	AVG VALUES FOR ALL:		31	1,419	\$1,005.31	5,057 (sf)	\$1,362,814	64	\$1,408,065	
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Quick Statistics ( 11 Listings Total )			
	Min	Max	Median
List Price	\$1,199,000	\$1,588,000	\$1,398,000
Sale Price	\$1,132,500	\$1,581,219	\$1,440,000

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