



May Newsletter
Volume LXV Issue 5

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

We're getting there. Slowly but surely life returns to some kind of normal. Now more than ever it is important that we support local business as most have had a really tough year. We can now eat indoors at restaurants, see a movie in an actual theatre, shop at our favorite stores, and most importantly, do it with our family and friends. Don't get me wrong – we still need to be diligent in wearing our masks and social distancing and getting tested and getting vaccinated (those that wish to), but we're doing the right things to get San Mateo at least, somewhat back to the way it was. Keep it up the good work!

Our recent efforts to collect past due fees and assessments from some of our neighbors has been highly successful. A quick shout out to our treasurer, Steve Gross, for all the work he's done to make this happen.

I know I keep saying it, and I will agree it's getting old, but the Cabana project *is* moving forward, though slowly. We are still waiting for permits from the city but should be closer than ever. There will be construction, I promise. Hopefully, sooner than later.

As I do on multiple occasions throughout the year, I want to again express my thanks and gratitude to the members of the Board, our Committees, and those that volunteer when needed. We couldn't do what we do, and Fiesta Gardens wouldn't be the great place to live that it is without you. A HUGE thank you to you all!

Enjoy Springtime in the Gardens! Go Giants!

See you at the next Board Meeting via Zoom, Wednesday May 5th.

Stay Positive, Test Negative.

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage
www.FiestaGardensHoa.com



The next Board meeting will be **Wednesday, May 5**
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

Pool Operations

By Steve Stanovcak



The pool will be opening on Saturday, May 15th. The hours will be 12:00 noon until 8:00pm. The pool will only be open on weekends until June 7th. Lap swim will be Friday, Saturday and Sundays 11:00-12:00.

Starting Monday June 7th the pool will be opening 7 days a week. As of right now we will be bringing back swim lessons this year.

Wristbands will be delivered very soon. Look for a white envelope on your porch. Make sure your 2021 association dues have been paid. This will ensure that you will receive your 2021 wristbands before the pool opening. We will also be allowing guests this year. Up to 5 guests per residence. Each guest will have to pay the guest fee of \$2.00.

We wanted to this out to everyone but please understand things can change. We will keep you posted on restrictions whether they get more or less restrictive. The swim lesson form as well as all other pool information can be found on our website www.fiestagardenshoa.com

2021 Association Dues

Greetings Homeowners!

We have sent via USPS invoices to those of you who have yet to pay your 2020 Dues of \$360.00.

Owners will be assessed a 10% Late Charged for payments made after April 30, 2020.

Please contact treasurer@fiestagardenshoa.com if you have yet to receive your invoice or have any questions.

ARE YOU CONSIDERING A MOVE?

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MONTHLY CALENDAR

FIESTA GARDENS

May 5
FGHA Board Meeting
7 p.m., Zoom call

May 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>

May 3, 17
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

May 11, 25
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 11:00 PM

Check out the local farmer's markets that are still open and offering fabulous produce and other delicacies.

San Mateo Farmers' Market
Saturdays: 9:00 AM - 1:00 PM | Year Round
Location: College of San Mateo, 700 West Hillsdale Boulevard

Foster City Certified Farmers' Market
Saturdays: 9:00 AM - 1:00 PM
Wednesdays 3:00 PM - 7:00 PM | Open Year Round
Location: 1010 Metro Center Boulevard

Belmont Certified Farmers' Market
Sundays: 9:00 AM - 1:00 PM | Year Round
Location: El Camino Real and O'Neill Avenue

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
March 31, 2021**

Current Period			Description	Year To Date			2021 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
21,240.00	62,790.00	(41,520.00)	Regular Assessments	158,240.00	188,280.00	(32,040.00)	188,280.00
1.05	2.08	(1.03)	Interest Inc - Operating Fund	2.89	6.25	(3.36)	25.00
187.50	83.33	104.17	Interest Inc - Repl. Res. Fund	527.84	250.00	277.84	1,000.00
		0.00	Interest	254.88	0.00	254.88	0.00
60.00	90.00	(30.00)	Bee Ads	180.00	270.00	(90.00)	1,000.00
\$ 21,488.55	\$ 62,935.42	-\$ 41,446.87	Total Income	\$ 157,193.61	\$ 188,806.25	-\$ 31,612.64	\$ 192,451.00
\$ 21,488.55	\$ 62,935.42	-\$ 41,446.87	Gross Profit	\$ 157,193.61	\$ 188,806.25	-\$ 31,612.64	\$ 192,451.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	1,620.00	1,620.00	0.00	6,480.00
		0.00	Lifeguards			0.00	38,000.00
425.00	425.00	0.00	Newsletter Editor	1,275.00	1,275.00	0.00	5,100.00
		0.00	Payroll Taxes			0.00	3,730.00
300.00	300.00	0.00	Secretary	900.00	900.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	3,000.00	3,000.00	0.00	12,000.00
314.50	1,350.00	1,035.50	Payment Processing Fees	2,108.69	900.00	(1,208.69)	2,700.00
		0.00	Payroll Service	379.75		(379.75)	3,000.00
	45.00	45.00	Pest Control	134.34	135.00	0.66	540.00
880.80	1,458.33	577.53	Pool & Spa	2,922.07	4,375.00	1,452.93	17,500.00
50.00	308.33	258.33	Common Area - Maintenance	125.00	616.67	491.67	3,700.00
		0.00	Wristbands			0.00	300.00
	83.33	83.33	Tennis Court- Service & Repair			0.00	1,000.00
30.07	300.00	269.93	Gas	88.31	900.00	811.69	3,600.00
874.41	1,106.67	292.26	Electricity	2,741.26	3,500.00	758.75	14,000.00
188.93	125.00	(63.93)	Refuse	566.78	375.00	(191.79)	1,500.00
164.43	133.33	(31.10)	Telephone & Pager	493.22	400.00	(93.22)	1,600.00
164.45	1,000.00	835.55	Water	451.04	3,000.00	2,548.96	12,000.00
	83.33	83.33	Pools & Spa Facilities		250.00	250.00	1,000.00
	100.00	100.00	Audit & Tax Preparation		300.00	300.00	1,200.00
100.00	208.33	108.33	Mailings, Postage & Copies	100.00	625.00	525.00	2,500.00
69.00	50.00	(19.00)	Newsletter Postage/ Printing	110.85	150.00	39.15	600.00
	125.00	125.00	Meeting Expenses/Social Functi		375.00	375.00	1,500.00
563.82	416.67	(147.15)	Collection Expenses	563.82	1,250.00	686.18	5,000.00
1,084.88	1,125.00	40.12	Insurance Expenses	3,254.64	3,375.00	120.36	13,500.00
298.00	291.67	(6.33)	D & O Ins. Expenses	894.00	875.00	(19.00)	3,500.00
416.25	386.67	(49.58)	Insurance Exp - W/C	1,248.75	1,100.00	(148.75)	4,400.00
208.31	271.67	83.36	Office Supplies	988.20	815.00	(173.20)	3,280.00
100.00	8.33	(91.67)	Civic Expenses	199.00	25.00	(174.00)	100.00
	41.67	41.67	Web Site		125.00	125.00	500.00
2,233.57	833.33	(1,400.24)	Professional Services	8,570.78	2,500.00	(6,070.78)	10,000.00
	83.33	83.33	Permits & License		250.00	250.00	1,000.00
3,893.43	683.33	(3,210.10)	Taxes - Property	3,893.43	2,050.00	(1,843.43)	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund		6.25	6.25	25.00
\$ 13,899.85	\$ 12,925.42	-\$ 974.43	Total Expenses	\$ 36,628.91	\$ 35,067.92	-\$ 1,560.99	\$ 186,635.00
\$ 7,588.70	\$ 50,010.00	-\$ 42,421.30	Net Income	\$ 120,564.70	\$ 153,738.33	-\$ 33,173.63	\$ 5,816.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
March 31, 2021

Actual	Current Period		Description	Year To Date			Budget
	Budget	Variance		Actual	Budget	Variance	
INCOME							
12,200.00	25,000.00	(12,800.00)	Special Assessments	1,194,000.00	1,300,000.00	(106,000.00)	1,300,000.00
<u>\$ 12,200.00</u>	<u>\$ 25,000.00</u>	<u>-\$ 12,800.00</u>	Total Income	<u>\$ 1,194,000.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 106,000.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 12,200.00</u>	<u>\$ 25,000.00</u>	<u>-\$ 12,800.00</u>	Gross Profit	<u>\$ 1,194,000.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 106,000.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
		0.00	Cabana Rebuild - Contract			0.00	1,340,000.00
3,250.00		(3,250.00)	Update Plans	34,240.37	20,000.00	(14,240.37)	20,000.00
		0.00	Construction Reserve			0.00	58,836.00
		0.00	Consulting			0.00	30,000.00
		0.00	Permits and Fees			0.00	50,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
<u>\$ 3,250.00</u>	<u>\$ 0.00</u>	<u>-\$ 3,250.00</u>	Total Expenses	<u>\$ 46,782.91</u>	<u>\$ 33,000.00</u>	<u>-\$ 13,782.91</u>	<u>\$ 1,511,836.00</u>
<u>\$ 8,950.00</u>	<u>\$ 25,000.00</u>	<u>-\$ 16,050.00</u>	Net Income	<u>\$ 1,147,217.09</u>	<u>\$ 1,267,000.00</u>	<u>-\$ 119,782.91</u>	<u>-\$ 211,836.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of March 31, 2021

ASSETS	
Cash - Operating Fund	\$ 131,069.74
Cash - Reserve Fund	\$ 297,747.78
Cash - Cabana Rebuild	\$ 1,186,409.63
Old Accounts Receivable	\$ 116,062.00
Dues Receivable	\$ 66,600.00
Special Assessment Receivable	\$ 169,350.00
Other Current Assets	\$ 3,125.70
Due From JD Builders	\$ 29,500.00
TOTAL ASSETS	<u>\$ 1,999,864.85</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	1,912.21
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Total Liabilities	<u>\$ 4,985.31</u>
Fund Balance	1,832,864.84
Current Year Net Income/Loss	162,014.70
Total Fund Balance	<u>\$ 1,994,879.54</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,999,864.85</u>

FGHA BOARD MEETING – March 3, 2021

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

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

February 3rd Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the February 3rd meeting were approved.

Financial /Steve Gross

- \$125,000 in our operating account.
- We paid out \$9,000 in the month of February.
- We have \$1.472 million in the Cabana Funds/Reserve Account.
- Cabana Assessment: 399 members have paid in full, 73 are making monthly payments, 17 in collections.

BOARD REPORTS

Civic/Rich Neve

- Traffic action plan is still being worked on. It will be online at the end of the month and then there will be a virtual meeting.
- Phase 2 is complete and on time for the Waste Water Treatment Plant. Phase 3 will start soon.
- South San Francisco is looking into Up Zoning of single-family homes. We shouldn't be surprised if San Mateo starts looking into the idea. If you don't want developers to build a duplex or triplex next door to you in your neighborhood speak up.

Social Director/Christina Saenz

- Nothing to report at the moment.
- One of our residents made some suggestions for things we could do for the neighborhood kids that are Covid safe. Christina will meet with her to exchange ideas.

Parks/Roland Bardony

- All is good with the park.
- The pallet structure behind the tennis courts has been removed.

Pool Operations/Steve Stanovcak

- Pool opening is May 15th.

Pool Maintenance/Steve Muller

- All good

Vice President/Naresh Nayak

- Not in attendance

President/Steve Strauss

- Everything is going well. Hopefully, the vaccine will be available for everyone in May.

NEW BUSINESS

Clean Up of Area Behind Tennis Courts

It has been taken care of.

OLD BUSINESS

Cabana Renovation Update

The contract has been signed by both parties. Permits are in process with the City. David Fung is working on our next resubmission which is addressing the comments from the City. Hopefully, nothing else will be asked. It should be resubmitted by the end of next week.

Last Saturday was the first site walk with Pro modeling.

Assessment Collection Update

We sent 33 properties to collections. So far, we have had 16 of the 33 properties pay what was owed. We have 17 accounts that have not paid. We have initiated Judicial Foreclosures on four of the properties.

J.D. Builders Collection Update

The lawsuit will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday April 7th, 2021 at 7pm. Meeting was adjourned at 7:50pm.

FGHA BOARD MEETING – April 7, 2021

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:03PM. Board Members in attendance were: Steve Strauss - President, Christina Saenz - Social Director, Steve Stanovcak – Pool Operations, and Naresh Nayak – Vice President.

March 3rd Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the March 3rd meeting were approved.

Financial /Steve Gross

- \$132,000 in our operating account.
- We paid out \$14,000 in the month of March.
- We have \$1.484 million in the Cabana Funds/Reserve Account.
- \$21,000 was collected in dues for the month March.
- \$12,000 more was collected in special assessments for the month of March. 410 members have paid in full, 62 making monthly payments and 17 in collections.
- Finances are in good shape.

BOARD REPORTS

Civic/Rich Neve Not in Attendance

Social Director/Christina Saenz

- 62 homes participated in our Easter Event. Both parents and children had fun.
- Potentially end of the summer event. We will see how Covid restrictions are at the time.

Parks/Roland Bardony Not in Attendance

Pool Operations/Steve Stanovcak

- Pool opening is May 15th.
- We are in need of a new pool pump so we are looking into prices.
- At the moment, looks like we will have swim lessons.

Pool Maintenance/Steve Muller Not in attendance

Vice President/Naresh Nayak

- Nothing to report.

President/Steve Strauss

- Everything is going well.

NEW BUSINESS

The neighborhood is experiencing an uptick of car break ins. Remember, lock your cars and don't leave valuables in your car. Be vigilant.

OLD BUSINESS**Cabana Renovation Update**

Codes and new drawings are done and being submitted to the City on Monday. We seem to be in good shape and hopefully they will not request anymore from us.

Assessment Collection Update

We have 17 accounts that have not paid. We have initiated Judicial Foreclosures on four of the properties.

MINUTES

From page 7

J.D. Builders Collection Update

The lawsuit will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday April 7th, 2021 at 7pm. Meeting was adjourned at 7:50pm.

Civic Report

By Richard Neve

San Mateo United Homeowners Association

There were several guest speakers at this month's SMUHA meeting. Representatives from Caltrain gave an update on the grade separation projects in San Mateo. At this time, these projects are 85% complete. The goals of grade separation are to increase safety, increase traffic flow, reduce delays (cars and trains), and reduce train horn noise. Currently, 28th Avenue is now open for traffic; the road level of 25th Avenue is being lowered to accommodate large vehicles. The new Hillsdale Station will be opening on April 26th.

Electrification was also discussed. This will increase the number of trains running per hour, improve performance, decrease noise, and improve air quality. This project was started in 2017 and service is expected to begin in 2022.

Here is a link to the presentation:

https://www.caltrain.com/Assets/_Public+Affairs/Capital_Program/25t/25thGS+SMUHA+Presentation+4-15-21.pdf

Here is a time lapse of the grade separation build: <https://www.youtube.com/watch?v=ACTSH5zliMA>

Sign up to get information on Caltrain upgrades: <https://calmod.org/get-involved/>

Another link: <https://calmod.org>

SamTrans is re-designing its routes and wants YOUR input on the ideas. Please follow this link and give your ideas:

<https://www.reimaginesamtrans.com/alternatives/>

Cheryl Angeles, the President/CEO of the San Mateo Area Chamber of Commerce presented. She urged San Mateo residents to shop local (in locally owned stores). They need our help to get through the very difficult pandemic months. *If you like a local (non-box store) business let me know and I will feature it in this report.*

First one: IVY Boutique. <https://ivyhandmade.com> Owned and run by Chelsea Greene and features handmade pieces by women. Want a unique gift? This may be the store for you!

Support your local SMPD

The SMPD PAL (Police Activities League, <https://sanmateopal.org>) program does a huge amount to support youth in our community. COVID has dramatically impacted their ability to hold events and raise money, so get involved! There is an upcoming [23rd Annual Lights & Sirens Awards and Recognition Event](#) that includes a silent auction. Even if you cannot attend, please think about donating.

San Mateo General Plan

There are more events to help design the General Plan. I cannot stress how important YOUR attendance to these events is. Every voice needs to be heard. Do you support higher density housing or want to protect single family neighborhoods? How much public transport and bike lanes do you want?

Here is a link to upcoming events: <https://strivesanmateo.org/workshops-pop-up-events/>

Please attend!!

Is there someone you would like to invite to the FGHA Board Meeting?

Let me know! civic@fiestagardenshoa.com



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LACK OF INVENTORY MEANS HIGHER PRICES



A seller's market is defined as having 0-4 months of available housing inventory, while 5-9 months is a balanced market and over 9 months is a buyer's market. Looking at the San Mateo County chart below, the last column says it all. Many cities have less than two months of inventory and San Mateo is at 0.9 of a month of inventory. These low inventory numbers combined with low interest rates are making it a great time for sellers to cash in on their equity. If you have been thinking of selling, give me a call! We can put my proven marketing plan into motion and get top dollar for your home!

Single Family Residential

March 2021

Cities	New	Inventory	Sold	Avg DOM	Avg Sale Price	Med Sale Price	Med \$/Sqft	% LP Be'd	Sale Volume	AuInSqft	AuLotSqft	Mo. of Inv.
Atherton	13	20	8	29	\$8,219,000.00	\$6,944,000	\$1,663.00	98.0%	\$65,688,000	5,019	79,023	3.2
Belmont	32	18	14	10	\$2,039,357.00	\$2,045,000	\$1,159.00	110.0%	\$28,551,000	1,728	7,528	1.3
Brisbane	3	4	1	13	\$2,000,000.00	\$2,000,000	\$688.00	104.0%	\$2,000,000	2,909	7,965	2
Burlingame	22	22	31	22	\$2,850,724.00	\$2,750,000	\$1,292.00	108.0%	\$88,372,450	2,246	7,645	1.3
Colma	1	1	0									
Daly City	19	12	19	13	\$1,213,210.00	\$1,145,000	\$844.00	112.0%	\$23,051,000	1,504	4,033	0.9
East Palo Alto	14	20	8	54	\$1,103,312.00	\$1,080,750	\$817.00	101.0%	\$8,826,500	1,525	5,920	3.3
El Granada	6	3	6	28	\$1,686,666.00	\$1,662,500	\$821.00	96.0%	\$10,120,000	2,289	7,236	0.7
Foster City	12	9	8	7	\$2,172,274.00	\$2,175,500	\$1,076.00	117.0%	\$17,378,199	2,024	5,734	1.6
Half Moon Bay	15	12	11	28	\$1,870,000.00	\$1,700,000	\$724.00	101.0%	\$20,570,000	2,647	8,600	1.4
Hillsborough	19	34	16	31	\$6,221,961.00	\$6,225,000	\$1,333.00	100.0%	\$99,551,388	4,411	33,726	2.9
La Honda	3	5	0									
Menlo Park	56	53	37	22	\$3,038,454.00	\$3,095,000	\$1,426.00	104.0%	\$112,422,800	2,204	7,901	1.9
Millbrae	11	5	6	83	\$1,894,898.00	\$1,864,000	\$1,095.00	103.0%	\$11,369,388	1,812	9,733	0.7
Montara	4	5	7	12	\$1,409,000.00	\$1,388,000	\$673.00	106.0%	\$9,863,000	1,861	28,833	1.2
Moss Beach	5	4	1	88	\$1,850,000.00	\$1,850,000	\$874.00	94.0%	\$1,850,000	2,117	5,000	2
Pacifica	24	16	17	16	\$1,262,394.00	\$1,265,000	\$922.00	109.0%	\$21,460,700	1,482	5,885	1.1
Pescadero	1	5	0									
Portola Valley	18	17	4	30	\$4,406,250.00	\$4,487,500	\$1,410.00	99.0%	\$17,625,000	3,170	54,673	2.8
Redwood City	86	53	44	14	\$2,068,442.00	\$2,015,500	\$1,087.00	108.0%	\$91,011,459	1,939	6,932	1.4
San Bruno	21	9	14	11	\$1,361,250.00	\$1,392,750	\$907.00	112.0%	\$19,057,500	1,590	6,477	0.8
San Carlos	31	19	30	14	\$2,315,026.00	\$2,175,000	\$1,139.00	106.0%	\$69,450,800	2,148	6,421	0.9
San Mateo	66	30	45	18	\$2,032,466.00	\$1,980,000	\$1,082.00	108.0%	\$91,461,000	1,902	6,908	0.9
Woodside	21	37	10	22	\$3,774,500.00	\$4,187,500	\$1,329.00	102.0%	\$37,745,000	2,954	60,675	4.8
Redwood Shores	3	1	6	16	\$2,235,064.00	\$2,240,000	\$1,128.00	110.0%	\$13,410,388	2,025	4,218	0.3
So. San Francisco	22	13	19	11	\$1,345,210.00	\$1,280,000	\$996.00	110.0%	\$25,559,000	1,588	5,036	0.8
San Mateo County	528	428	362	20	\$2,448,603	\$1,985,000	\$1,089	107%	\$886,394,572	2,161	11970	1.5

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**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, May 5, 2021
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
 - ii. Assessment Collections Update
 - iii. J.D. Builders Collection Matter Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed