



The

Fiesta Bee

August Newsletter
Volume LXVII Issue 8

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

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President's Message

By Steve Strauss

I hope everyone is enjoying the pool and the activities and events of the Fiesta Gardens Summer! Hopefully, the Cabana construction is not getting in the way of the fun!

For those of us that have lived here for a while and those that are new, I thought this would be a good time for a little San Mateo History.

San Mateo itself has a rich history that dates back to the Spanish colonial era. The area was originally inhabited by the Ohlone Native American people. In 1776, Spanish explorers arrived in the region, led by Captain Juan Bautista de Anza, who established a Spanish mission and presidio (fort) system throughout California.

During the 19th century, the Mexican government gained control of the region following its independence from Spain. The land that includes present-day San Mateo was granted to a prominent Mexican citizen named José Darío Argüello. The area remained under Mexican control until the United States acquired California through the Treaty of Guadalupe Hidalgo in 1848, which ended the Mexican-American War.

As California experienced a population boom during the Gold Rush of the 1850s, San Mateo began to grow and develop as a settlement. In 1863, the town of San Mateo was officially incorporated. The city benefited from its proximity to San Francisco, as it served as a stop on the newly constructed Southern Pacific Railroad line.

Over the years, San Mateo evolved into a suburban community, attracting residents seeking a more tranquil environment outside of San Francisco. Residential neighborhoods, commercial districts, and recreational areas were established to accommodate the growing population. The city experienced further growth and development throughout the 20th century and continues to be a vibrant part of the San Francisco Bay Area.

"We cannot hope only to leave our children a bigger car, a bigger bank account. We must hope to give them a sense of what it means to be a loyal friend, a loving parent, a citizen who leaves his home, his neighborhood and town better than he found it."

- George H. W. Bush

See you at the next Board Meeting, Wednesday, August 2nd @ 7PM.

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



The next Board meeting will be
Wednesday, August 2
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President Christina Saenz	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 Megan Sandoval	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 hours will remain the same until Monday, August 14th. Starting Monday, August 14th, the hours will change to: M-F 4:30 pm until 8:00 pm. Weekends will remain the same from 12:00 noon until 8:00 pm. Lap swim will be Saturdays and Sundays from 11:00 am to 12:00 pm.



As you are aware, our pool is staffed with lifeguards. They have many duties at our pool, and their priority is to watch the pool patrons. What they don't know is everyone's swimming abilities. If your child is not a good swimmer and you know that, remind them where they should stay in the pool or be in the pool with them. Drowning is the leading cause of death for children, in the United States. More children ages 1-4 die from drowning than any other cause of death.

Cabana Update!

By Steve Stanovcak

Yes, I know the burning question:

When is the cabana going to be completed???

At the writing of this article, I wish I could give you a definitive answer. I can give you what we do know. The concrete around the pool should be completed by the time you are reading this. That should have taken place the week of July 10th. This will increase our area around the pool deck.

My plan is to hang some shade sails along the East side of the pool deck towards the storage facility. After the concrete is poured, the contractor can move forward on many of the projects. This will include landscaping and building the exterior fencing so the temporary construction fencing can come down. There are many other items that need to be completed and punch list items that we have identified.

We are at the mercy of PG&E. We have had appointments canceled and changed with PG&E. Unfortunately, we have nowhere else to go. They will not allow our contractor to even do some minor preparation work to help the process.

There may be some unplanned closures of the pool due to PG&E work in the next few months. At this time, PG&E will be placing a new power pole on July 24th. This will be done in the evening and overnight but still may affect power in the area.

We do not have a date set on when PG&E will be actually hooking up the power. Hopefully, it will be not too long after the new pole is installed.



FGHA BOARD MEETING – June 7, 2023

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Christina Saenz – Vice President, at 7:02 PM. Board Members in attendance were Steve Stanovcak – Pool Operations, Rich Neve -- Civics Director, Roland Bardony -- Parks Director, and Christina Saenz -- Vice President.

May 3rd 2023 Minutes- On a motion duly made and seconded and approved by all Board Members, the minutes of the May 3rd meeting were approved.

Special Guest/Council Member Rob Newsom

Mr. Newsom thanked everyone who supported him and let everyone know that the Council has made quite a bit of progress in the last 90 days. There is still an ongoing investigation into the flooding on New Years Day. Many repairs were deferred over the years and most likely there will need to be a Measure in the future to get all the work done, such as dredging the San Mateo lagoon. The report regarding the flooding will be out in August.

Our Housing Element was not approved by the State. Only 2 cities in the county were approved. Because we are not in compliance, a contractor could come in now and invoke to have whatever they want as far as height limits, parking, etc. etc. Hopefully our 2nd submission will pass by the end of the year. Plan for Hayward Park and Passages are on hold due to interest rates and other current high prices.

Saturday the 10th of June will be our first annual Gay Pride Parade in San Mateo. All are welcome. The Central Park music series starts soon.

Bermuda Bridge replacement project will be one way while under construction. The wall will not be opened at the end of Bermuda.

You can reach Rob Newsom at newsom@cityofsanmateo.org. Or at 415.710.9729

Financial /Steve Gross

- May operating expenses were \$17,000 which included \$4,000 for lifeguards and \$1,700 in tennis court repairs.
- We have \$168,000 in our operating account.
- We have \$323,000 in our reserve account.
- Dues collected in May, \$1,700. Total collected to date, \$238,200. 468 of the 489 property owners have paid, including all apartment buildings.
- Special assessments collected in May were \$143.00. Total collected to date, \$1,359,468.

BOARD REPORTS

Civic/Rich Neve

- In July, Charlie Simpson from the San Mateo Transportation Authority will join our meeting to get our feedback on improvements along the 19th Ave/Fashion Island Blvd corridor.
- In September we will welcome Leo Chow, an engineer for the city. He will be presenting plans for the Bermuda Bridge Project.

Social Director/Megan Sandoval - Not in attendance, Christina gave her update.

- The pool party will be on June 23rd from 4pm to 8pm.
- Food Truck Fridays will start next week.

Parks/Roland Bardony

- Two yards of sand will be coming next week for the kiddie park.
- Scapes is making sure everything is working well during construction.
- Pickle ball quotes were very high. The lowest was \$2,900. Due to storm damage and subsequent needed repairs the painted pickle ball lines are not in the budget. It was suggested we investigate using court tape for a temporary alternative.
- Meter box in the playground needs repairing by Pro Modeling as they knocked it down during construction.

Pool Operations/Steve Stanovcak

- New pool covers were installed.
- June 12th the pool will be open 7 days a week. Swim lessons will start that day as well.
- June 16th lap swim will start, 11-12, Friday, Saturday, and Sundays.
- We have 18 lifeguards; some are returning, and some are new.
- There are 16 pool parties in June.

Pool Maintenance/Steve Muller - Not in attendance

Continued on page 4

MINUTES from page 3

Vice President/Christina Saenz

- We have purchased an HOA software App. More to come about how to use it and when it will be available.

President/Steve Strauss - Not in attendance

NEW BUSINESS**OLD BUSINESS****Cabana Renovation Update**

We passed soil inspection yesterday. We are set to have PG&E install electricity to the cabana in August. Most exterior projects will be finished soon. Things have slowed down lately; members will be meeting with Pro Modeling in the next week to discuss speeding things up.

Questions and Comments

There was a question regarding Joseph A. suggesting we have a Deductive Order. He is willing to meet via Zoom with the Board to explain why this is essential. The Board will talk to Joe about coming to the next meeting or having a Zoom meeting sooner with the members of the previous cabana committee and the Board.

Another question regarded exactly how much is left in the cabana reserve fund. Steve Gross will break it out for our next meeting.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday July 5th at 7pm. The meeting was adjourned at 8:08pm.

FGHA BOARD MEETING – July 5, 2023

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:04PM. Board Members in attendance were Steve Strauss – President, Christina Saenz – Vice President, Roland Bardony - Parks Director, Rich Neve – Civics Director, Steve Muller -- Pool Maintenance, Megan Sandoval -- Social Director, and Steve Stanovcak – Pool Operations.

Guest Speakers

Jay Yu – Engineer for the City of San Mateo.

Martin Reyes – Principal Planner for San Mateo County.

Ben Frazier – Associate Transportation Planner for Alta Planning and Design.

Our guest speakers for the evening came to discuss a project that will be happening around us in the next few years. The City of San Mateo, Sam Trans and the San Mateo County Transportation Authority are developing a plan for a **Class IV separated bikeway** and the conversion of the existing Caltrans Park and Ride into a **Mobility Hub**. The project will also include a Smart Corridor. The Smart Corridor will connect Fashion Island Blvd/19th Ave and the Caltrain Hayward Park Station. The Mobility Hub will anchor the project. There was a detailed discussion and pictures of what the Mobility Hub and Smart Corridor could look like and include.

The guest speakers wanted input from our neighborhood about what we would like to see and not see in this project. Residents attending the HOA Zoom meeting were then able to log into an interactive site that had polls and questions regarding what you would like to see included in the project.

There was a discussion at the end of the presentation. Some concerns mentioned were how will it affect the school and our neighborhood as far as bringing in new traffic; ride sharing could bring even more people this way as they go to the Mobility Hub.

The design will hopefully come out sometime before the holidays and then there will be another community reach out. If you would like to learn more about this project, you can go to the San Mateo County Transportation Website at www.smcta.com

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

Financial /Steve Gross

- June operating expenses \$41,000. This includes \$17,500 for lifeguard wages, payroll taxes and workers comp insurance. \$6,500 for a new pool cover. \$2,600 for audit financials and income tax prep and \$1,600 for 2022 income tax and 2023 estimated income tax payments.
- Cash in operating account is \$124,000.
- Cash in reserve and cabana fund account is \$315,000.
- Total 2023 dues collected so far is \$239,500 which is 99% of the total expected.

- A total of 482/489 Members have paid the special assessment in full. 3 Members are making monthly payments and 4 are in collections. Total special assessments collected in June was \$5,400. So far \$1,364,921.00 has been collected for the special assessment.
- Finances are in great shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- Pool is doing great.

Civic/Rich Neve

- We will have a guest speaker in September to discuss the construction of the new bridge on Bermuda.

Social Director/Megan Sandoval

- We had a great summer kickoff event. The pool was packed. Thanks to everyone who supported this event.
- Food Truck Fridays will be starting on July 7th. The food trucks this month will be, Curry Up Now, Lilos Taste Kitchen, Suate by the Bay and Sylvias Kitchen. Food trucks will be available either from 4-8pm or 5-8pm. A flyer will be sent out.

Parks Director/Roland Bardony

- The lock at the kiddy park needs fixing.

Pool Maintenance/Steve Muller

- All is good with the pool.

Christina Saenz/Vice President

- HOA Software is moving along and hopefully it will be up and running in the next month. We will send out information when things are ready. It will be a great way to get information out to the community when it is all set up and ready to go.

President/Steve Strauss

- Our new HOA software will be great!

NEW BUSINESS None

OLD BUSINESS

Cabana Renovation Update

PG&E has delayed the date for the installation of the electrical pole by 2 weeks. Which in turn will delay the date of when the electricity will be turned on to the cabana. The move of the pole date installation was necessary because the storage facility next door to the pool was never told in a timely manner by PG&E that they would need to turn off the electricity to their business.

Steve Stanovcak sent a detailed line-item list to Pro Modeling regarding what is left to be done to finish the cabana. He received the list back from Pro Modeling and will need to discuss some of the items in person with Pro Modeling. It seems that $\frac{3}{4}$ of the list will be completed between July 17th and July 24th after the concrete has been poured. Landscaping will start soon as well. We are pushing Pro Modeling to get everything done as soon as possible.

Two Signature Checks

A discussion was had regarding how we pay our bills and what amount is appropriate when requiring two signatures on a check. Currently the amount is \$10,000. Most of our bills are paid electronically and are nowhere near \$10,000. The concern is we are in a \$1.3 million contract with Pro Modeling and do we need to require two signatures for less than \$10,000. It was also brought up that it can be difficult getting 2 signatures in a timely manner.

On a motion duly made and seconded and approved by all Board Members in attendance it was decided to require all checks written over \$10,000 to require two signatures.

Questions and Comments

A question was brought up about the pickle ball court and had there been a decision made yet whether one would be added to the tennis courts. Roland has not investigated it yet but will talk to Steve Stanovcak about using the temporary tape for lines that Steve brought up at the last meeting.

The next Meeting will be held on Zoom, Wednesday, August 2nd at 7pm. The meeting adjourned at 8:29pm.

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of June 30, 2023

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 124,386.85
Cash - Reserve Fund	\$ 259,219.96
Cash - Cabana Rebuild	\$ 55,692.25
Accounts Receivable	\$ 9,697.00
Accounts In Collection	\$ 22,794.05
Construction Refundable Deposit	\$ 10,000.00
Other Current Assets	\$ 32,895.94
TOTAL CURRENT ASSETS	\$ 514,686.05
FIXED ASSETS	
New Cabana Costs to Date	\$ 1,584,250.76
HOA All in One Property Management System	\$ 5,525.00
TOTAL FIXED ASSETS	\$ 1,589,775.76
TOTAL ASSETS	\$ 2,104,461.81
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	3,419.96
Accrued Expenses	2,452.76
Payroll Liabilities	10,485.30
Construction Contract Retention Payable	55,787.84
TOTAL LIABILITIES	\$ 72,145.86
FUND BALANCE	
Current Year Net Income/Loss	1,892,884.36
TOTAL FUND BALANCE	\$ 2,032,315.95
TOTAL LIABILITIES AND EQUITY	\$ 2,104,461.81

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
June 30, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
1,296.00	0.00	1,296.00	Regular Assessments	239,528.00	242,352.00	(2,824.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	360.00	540.00	(180.00)	1,080.00
0.00	0.00	0.00	Swim School	0.00	0.00	0.00	16,000.00
0.00	0.00	0.00	Guest Passes	0.00	0.00	0.00	900.00
3,100.00	0.00	3,100.00	Pool Party	3,100.00	0.00	3,100.00	12,500.00
4,456.00	90.00	4,366.00	Subtotal	242,988.00	242,892.00	96.00	272,832.00
<u>Interest, Late Charges, Collection Fees</u>							
33.21	20.83	12.38	Interest Inc - Operating Fund	1,086.49	125.00	961.49	250.00
531.36	83.33	448.03	Interest Inc - Repl. Res. Fund	3,602.19	500.00	3,102.19	1,000.00
	0.00	0.00	Late Charges	1,522.00	1,000.00	522.00	1,000.00
459.70		459.70	Collection Charges	1,560.83		1,560.83	
1,024.27	104.17	920.10	Subtotal	7,771.51	1,625.00	6,146.51	2,250.00
\$ 5,480.27	\$ 194.17	\$ 5,286.10	Total Income	\$ 250,769.51	\$ 244,517.00	\$ 6,242.51	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
15,260.47	21,818.18	6,557.71	Lifeguards	19,331.19	10,909.09	(8,422.10)	60,000.00
735.78		(735.78)	Insurance Exp - W/C	2,355.65		(2,355.65)	4,500.00
1,504.64	1,090.91	(413.73)	Payroll Taxes	1,904.14	1,090.91	(813.23)	6,000.00
83.00		(83.00)	Payroll Service	466.00	318.18	(147.82)	1,750.00
17,583.89	22,909.09	5,325.20	Subtotal	24,056.98	12,318.18	-11,738.80	72,250.00
<u>Pool Expense</u>							
1,200.00	1,100.00	(100.00)	Pool & Spa - Monthly Service	4,950.00	5,500.00	550.00	13,200.00
240.70	625.00	384.30	Pool & Spa - Chemicals	1,600.05	3,125.00	1,524.95	7,500.00
6,467.51	375.00	(6,092.51)	Pool & Spa - Repairs	16,478.51	1,875.00	(14,601.51)	4,500.00
609.11	250.00	(359.11)	Pool & Spa - Supplies	2,072.00	1,250.00	(822.00)	3,000.00
	70.83	70.83	Wristbands	788.78	354.17	(434.61)	850.00
8,517.32	2,420.83	-6,096.49	Subtotal	25,887.34	12,104.17	-13,783.17	29,050.00
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	3,737.50	3,250.00	(487.50)	7,800.00
1,364.59	500.00	(864.59)	Common Area - Maintenance	5,313.76	2,500.00	(2,813.76)	6,000.00
	50.00	50.00	Pest Control	324.99	250.00	(74.99)	600.00
			Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
	83.33	83.33	Tennis Court- Service & Repair	6,739.02	416.67	(6,322.35)	1,000.00
2,014.59	1,283.33	-731.26	Subtotal	18,101.02	6,416.67	-11,684.35	15,400.00
<u>Utilities</u>							
794.28	708.33	(85.95)	Gas	947.91	3,541.67	2,593.76	8,500.00
1,128.95	1,250.00	121.05	Electricity	2,265.85	6,250.00	3,984.15	15,000.00
192.93	208.33	15.40	Refuse	1,157.58	1,041.67	(115.91)	2,500.00
271.34	250.00	(21.34)	Telephone & Pager	1,694.32	1,250.00	(444.32)	3,000.00
2,452.76	1,666.67	(786.09)	Water	6,550.30	8,333.33	1,783.03	20,000.00
4,840.26	4,083.33	-756.93	Subtotal	12,615.96	20,416.67	7,800.71	49,000.00
<u>Administrative Expenses</u>							
2,590.00	208.33	(2,381.67)	Audit & Tax Preparation	2,590.00	1,041.67	(1,548.33)	2,500.00
	8.33	8.33	Civic Expenses	199.00	41.67	(157.33)	100.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
June 30, 2023

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	83.33	83.33	Collection Expenses	0.00	500.00	500.00	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	1,789.67	2,000.00	210.33	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	8,502.45	8,750.00	247.55	17,500.00
18.90	62.50	43.60	Mailings, Postage & Copies	238.70	375.00	136.30	750.00
	416.67	416.67	Meeting Expenses/Social Functions	811.67	2,500.00	1,888.33	5,000.00
425.00	425.00	0.00	Newsletter Editor	2,550.00	2,550.00	0.00	5,100.00
38.84	37.50	(1.14)	Newsletter Postage/ Printing	117.01	225.00	107.99	450.00
282.00	208.33	(73.67)	Office Supplies	1,438.41	1,250.00	(188.41)	2,500.00
14.03	158.33	144.30	Payment Processing Fees	1,736.90	950.00	(786.90)	1,900.00
	83.33	83.33	Permits & License	0.00	500.00	500.00	1,000.00
461.50	416.67	(44.83)	Professional Services	2,033.78	2,500.00	466.24	5,000.00
	833.33	833.33	Reserve Study	0.00	5,000.00	5,000.00	10,000.00
300.00	300.00	0.00	Secretary	1,800.00	1,800.00	0.00	3,600.00
1,547.00	41.67	(1,505.33)	Taxes - Income	1,547.00	250.00	(1,297.00)	500.00
	1,888.87	1,888.87	Taxes - Property	5,163.90	10,000.00	4,836.10	20,000.00
1,000.00	1,000.00	0.00	Treasurer	6,000.00	6,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	150.00	150.00	300.00
8,081.99	10,148.33	2,066.34	Subtotal	36,316.47	47,940.00	11,623.53	93,200.00
\$ 41,038.05	\$ 31,072.20	-\$ 9,965.85	Total Expenses	\$ 116,977.77	\$ 120,937.73	\$ 3,969.96	\$ 268,900.00
-\$ 36,667.78	-\$ 30,878.03	-\$ 4,679.75	Net Income	\$ 133,781.74	\$ 123,679.27	\$ 10,202.47	\$ 16,182.00

Income & Expense Statement
Cabana Rebuild
June 30, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
5,427.65		5,427.65	Special Assessments	1,384,920.75	1,300,000.00	84,920.75	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 5,427.65	\$ 0.00	\$ 5,427.65	Total Income	\$ 1,392,095.75	\$ 1,300,000.00	\$ 92,095.75	\$ 1,300,000.00
\$ 5,427.65	\$ 0.00	\$ 5,427.65	Gross Profit	\$ 1,392,095.75	\$ 1,300,000.00	\$ 92,095.75	\$ 1,300,000.00
EXPENSES							
4,800.00		(4,800.00)	Cabana Rebuild - Contract	1,302,357.97	1,502,560.00	200,202.03	1,502,560.00
		0.00	Cabana Rebuild - Allowance Items	129,980.60	70,000.00	(59,980.60)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	121,874.12	60,250.00	(61,624.12)	60,250.00
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
	0.00	0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
\$ 4,800.00	\$ 0.00	-\$ 4,800.00	Total Expenses	\$ 1,601,307.61	\$ 1,675,810.00	\$ 74,502.39	\$ 1,675,810.00
\$ 627.65	\$ 0.00	\$ 627.65	Net Income	-\$ 209,211.86	-\$ 375,810.00	\$ 166,598.14	-\$ 375,810.00

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, August 2, 2023
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Steve Gross
4. Board Reports:
 - i. Civic – Rich Neve
 - ii. Social – Christina Saenz
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Naresh Nayak
 - vii. President – Steve Strauss
5. New Business
6. Old Business
 - i. Cabana Renovation Update
7. Questions and Comments
8. Adjournment / Executive Session if needed

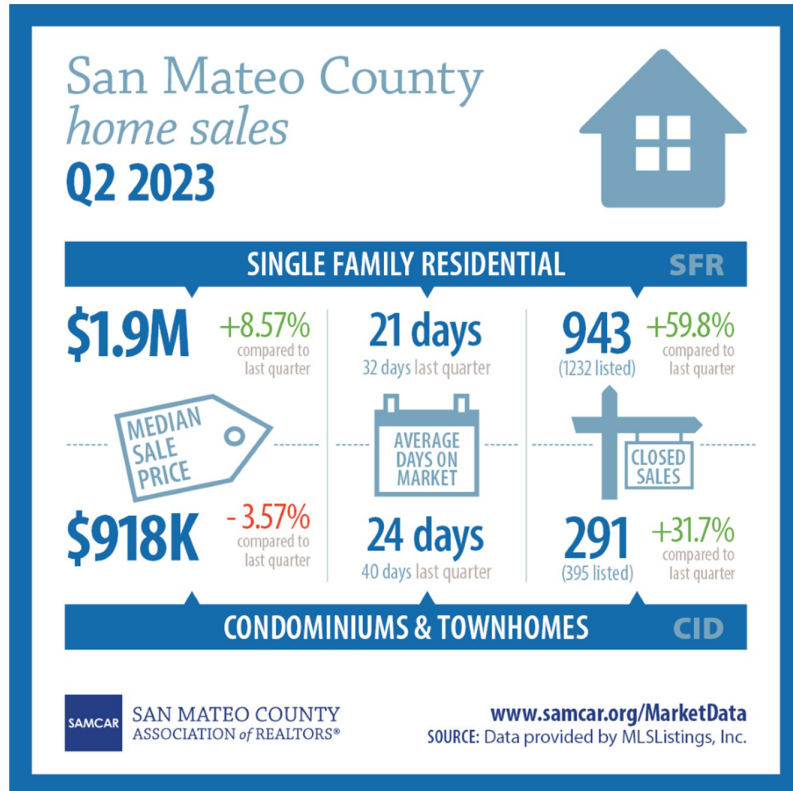


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Coldwell Banker International President's Circle



SAN MATEO COUNTY Q2 SUMMARY



YTD FIESTA GARDENS SALES

#	ID #	Status	Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE	SP%LP
Listings: SOLD															
1	ML81914564	S	2011 Dublin Way	San Mateo	3	110	13	1,110	\$1,135.14	5,000 (sf)	\$1,298,000	69	\$1,260,000	01/20/23	97%
2	ML81919368	S	2040 Trinity Street	San Mateo	3	210	14	1,280	\$1,195.31	5,050 (sf)	\$1,450,000	69	\$1,530,000	04/13/23	106%
3	ML81926097	S	2043 Dublin Way	San Mateo	3	111	18	1,260	\$1,031.75	5,000 (sf)	\$1,350,000	70	\$1,300,000	07/06/23	96%
4	ML81927039	S	1012 Fiesta Drive	San Mateo	3	210	33	1,280	\$1,117.19	5,600 (sf)	\$1,480,000	69	\$1,430,000	07/05/23	97%
5	ML81929100	S	1059 Fiesta Drive	San Mateo	3	210	33	1,210	\$1,177.69	5,243 (sf)	\$1,449,000	68	\$1,425,000	07/03/23	98%

Med	18	1,260	\$1,135.14	5,050 (sf)	\$1,449,000	69	\$1,425,000	97%
Min	13	1,110	\$1,031.75	5,000 (sf)	\$1,298,000	68	\$1,260,000	96%
Max	33	1,280	\$1,195.31	5,600 (sf)	\$1,480,000	70	\$1,530,000	106%
Avg	22	1,228	\$1,131.41	5,179 (sf)	\$1,405,400	69	\$1,389,000	99%

5	Total Listings	Average for all:	22	1,228	\$1,131.41	5,179 (sf)	\$1,405,400	69	\$1,389,000	99%
		Median for all:	18	1,260	\$1,135.14	5,050 (sf)	\$1,449,000	69	\$1,425,000	97%

Quick Statistics		Mn	Max	Avg	Med
List Price		\$1,298,000	\$1,480,000	1,405,400.00	\$1,449,000
Sale Price		\$1,260,000	\$1,530,000	1,389,000.00	\$1,425,000
Sale / List		96%	106%	99%	97%

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COLDWELL BANKER REALTY

Civic Report

By Richard Neve

19th Ave/Fashion Island Blvd Corridor

The San Mateo County Transportation Authority (SMCTA) presented some ideas for a smart corridor along 19th Ave/Fashion Island Blvd. The concept is to build a mobility hub that could integrate a number of possible transportation ideas. They are considering a major mobility hub that bring together public transit, bike share, car share and other ways for people to get where they want to go without a private vehicle.

More information on mobility hubs here: <https://mtc.ca.gov/planning/transportation/mobility-hubs>

They are at the concept stage at this time. We raised concerns about the hub bringing in more traffic to an already busy corridor, the possibility of changing R1 zoning for Fiesta Gardens based on proximity to a major transportation hub and how it would integrate with all the new housing projects (Passages, Fish market etc). We will stay in contact with the SMCTA and report back progress.

San Mateo General Plan 2040

A full draft of San Mateo's 2040 general plan that is a blueprint of city goals and policy around housing, transit and environment sustainability is now available for public input. You can find it here: <https://strivesanmateo.org/draft-general-plan/>

Upcoming FGHA Meeting Presentations – Bermuda Bridge Project

Leo Chow and his team will be attending the September Board meeting as a public outreach to communicate the plans for the replacement of Bermuda Bridge. What we know so far: Utility work will start in Spring 2024. The bridge construction work will start in Spring 2025 and will occur over two construction seasons to avoid opening up the Saratoga wall. Please do your best to attend and find out more details!

MONTHLY CALENDAR

FIESTA GARDENS

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

August 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>

August 21
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)

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

August 3, 10

Central Park Music Series

Enjoy free concerts in the Park every Thursday from 6:00-8:00pm in Central Park, San Mateo! Food and beverages will be for sale onsite.

August 3 - Department of Rock (Rock Party)

August 10 - Bud E. Luv Orchestra (Swing/Big Band/Party Mix)

Where: Central Park main grass area

When: 6:00 PM - 8:00 PM

Cost: FREE!

<https://www.cityofsanmateo.org/1367/Central-Park-Music-Series>

Food Vendors:

Made Out of Dough (Bakery, Desserts)

Rise Woodfire (Pizza)

Lilo's Kitchen (Quesabirria)

Fletch's Catering (Hot Dogs/Sausages)

Fletch's Taqueria (Burritos, tacos, quesadillas)

Jack's Prime (Burgers)

Johnny Empanada (Empanadas)

Drops of Dough (Ice Cream Sandwiches)

America's House (Pupusas)

El Sinaloense (Ceviche, tacos)