



May Newsletter
Volume LXVII Issue 5

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

www.FiestaGardensHoa.com
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President's Message

By Steve Strauss

As we enjoy spring and the fringes of summer, everything in the neighborhood is good. The Cabana is coming along.... albeit slowly, the pool will be opening, there's a lot of people out walking and biking around the parks and the neighborhood, dogs are being walked (be sure they're on a leash!)idyllic as usual.

The only thing left is good neighbors! There's so much we can do, with minimal effort, to make FG an even happier place to live than it is. Here's just a few ways:

- Introduce yourself!
- Say hello as you walk past a neighbor.
- Wave as you drive by or are driven by. I promise, they won't think you are crazy.
- Take good care of your home and yard. Take pride in your neighborhood.
- Be a considerate pet owner – in your home and while out walking. Nobody likes a barking dog. Again...please keep your dogs on a leash. It's the law.
- Be considerate of noise caused by you and/or your guests. The best way to keep your neighbors from complaining about the noise is to invite them to the party!
- Practice parking etiquette. If you are having a lot of people over with a lot of cars, give your neighbors a heads up. Also, see above.
- Watch out for each other. If you see something, say something.
- UN-decorate your house. As much as we here in FG love our holidays, they must end eventually.

I'm sure there are a million more. Just remember, great neighbors make great neighborhoods.

A good neighbor is a found treasure.
- Chinese proverb

See you at the next Board Meeting, Wednesday, May 3 at 7:00PM.

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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 3
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 will be opening on Saturday, May 20, weekends only, from 12:00 noon until 8:00 PM. Starting Monday, June 12, the pool will open 7 days a week 12:00 noon until 8:00 PM. Lap swim will be available on Friday, Saturday, and Sunday from 11:00 AM until 12:00 noon.

Swim lessons will be starting on Monday, June 12. Please visit our [website](#) for swim lesson registration forms and more information on swim lessons.

Although the cabana will not be completed when the pool opens, you may still book pool parties. If you are interested, please send me an [email](#) with the dates you are interested in.



Civic Report

By Richard Neve

San Mateo Mayor Lee Controversy.

Last December, then council member Lee made allegations that she had received vote trading proposals to become mayor in exchange for supporting a certain candidate for an open fifth seat on the council. After a monthslong investigation the San Mateo DA found there was no evidence of explicit statements made by an officeholder, or someone in consideration for office, which promised a certain vote in exchange for a perceived benefit.

https://www.smdailyjournal.com/news/local/san-mateo-county-da-s-vote-swap-probe-released/article_5a1ba752-d4f9-11ed-afd9-7b8c693b7226.html

These findings mean that now Mayor Lee lied about alleged backroom deals. We should expect that our council members and local leaders hold themselves to higher standards. I would encourage everyone to contact the city attorney Prasiah@cityofsanmateo.org and our council members Citycouncil@cityofsanmateo.org what actions will be taken over this poor behavior not befitting of an elected official.

More Density Downtown

Windy Hill Property Developers have filed an application to develop 500 E. Fourth Ave in downtown San Mateo. They are applying the "Builders Remedy" that allows developers to bypass city density and height restrictions and raising a current proposal from 75 feet to 85 feet (8 stories) with 353 units. The builder's remedy refers to a chapter of SB 330 that says if the city doesn't have a compliant housing element, it can be used to avoid local zoning requirements. It requires cities without certified housing elements to approve any project, regardless of base zoning, as long as that project has 20% low-income units. Windy Hill claims "If residents don't want it, we won't do it".

There is a trend of higher density and taller buildings transforming downtown San Mateo. Future trends will be determined by the General Plan (<https://www.cityofsanmateo.org/1537/General-Plan>) - get informed about this and let the council know what you think of their decisions on these projects.

We are always looking for Lifeguards. To become a Lifeguard you must have a lifeguard certificate, first aid, and CPR.

Pool wristbands will be delivered to your doorstep, please look for an envelope arriving soon.

MONTHLY CALENDAR

FIESTA GARDENS

May 3
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 1, 15
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)

May 10
Sustainability and Infrastructure Commission Meeting.
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 7:00 p.m. - 9:00 p.m.

May 13
Sustainability for All: Compost, Plant and Seed Swap
Join us at the City of San Mateo Corporation Yard and pick up some free compost. Plant starts and seeds to swap while supplies last. Burlap bags while supplies last (1 per person please). Is your backyard concrete? Learn how to make hanging planter pockets from denim or old canvas tote bags. This project was supported in whole or in part by the U.S. Institute of Museum and Library Services under the provisions of the Library Services and Technology Act, administered in California by the State Librarian.
Where: 1949 Pacific Blvd., San Mateo
When: 10:00 AM - 2:00 PM

May 23
Planning Commission Meeting
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.
When: 7:00 PM - 9:00 PM

ARE YOU CONSIDERING A MOVE?

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FGHA BOARD MEETING – March 8, 2023

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss - President, at 7:01 PM. Board Members in attendance were Steve Strauss - President, Steve Stanovcak – Pool Operations, Steve Muller – Pool Maintenance, Rich Neve – Civics Director, and Roland Bardony -- Park Director.

February 8th Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the February 8th meeting were approved.

Financial /Steve Gross

- Cash in the operating account is \$229,000.
- We paid out \$9,300 in the month of February. This includes \$2,700 for a new tennis court screen. We have \$378,000 in the Cabana Funds/Reserve Account.
- Dues collected in February were \$8,500. The total collected to date is 235,000, which is 95.6% of our expected total.
- Special assessment funds collected in February, \$250.00.
- So far, 480 Members have paid the special assessment in full, 4 are making monthly payments, and 5 are in collections.
- Finances are in great shape!

BOARD REPORTS

Civic/Rich Neve - Not in Attendance

- Please DO NOT put leftover sandbags in the black garbage bins. We are still looking into how we can all get rid of the sandbags and will let you know as soon as we hear from the city.
- There is a movement to recall the Mayor of San Mateo. This will cost a lot of money.

Social Director/Megan Sandoval - Not in Attendance

- The Easter Egg Hunt will be April 8th from 9:00am to 10:30am.

Parks/Roland Bardony

- The fence by the tennis courts was blown down and the estimate is \$11,000. It will need to be fixed once we have dryer weather, for safety reasons the tennis/basketball courts will be closed until the fence is repaired.

Pool Operations/Steve Stanovcak

- The pool will be open for weekends either May 8th or May 20th.
- June 10th the pool will be open 7 days a week.
- June 12th swim lessons will start.

Pool Maintenance/Steve Muller

- Nothing to report.

Vice President/Christina Saenz - Not in attendance

President/Steve Strauss

- PG&E has given us the thumbs up and will start work soon. The cabana is on track.

NEW BUSINESS

Denise Iskander gave us an update from the Cabana Phase II Committee.

- The price and times to rent the pool cabana: during the day will be 12:30pm to 4:30pm and will cost \$160.00 with a \$300 deposit. For evening parties, the time will be 6:30pm to 11:00pm and the cost will be \$250.00 with a \$300.00 deposit.
- A motion was duly made and 2nd and approved by all Board Members to approve the rates and times for parties at the pool cabana for the summer.

The committee would like to purchase 60 black folding chairs for 41.00 each which includes tax and delivery for a total of \$2,466.60. They would also like to purchase tables and a cart to hold chairs and tables. The cart and tables will be tabled for now and more research will be done.

A motion was duly made and 2nd and approved by all Board Members to approve the purchase of 60 black folding chairs.

OLD BUSINESS

Cabana Renovation Update

Steve Gross reported:

- We are officially in PG&E's system. There will be a pre-construction meeting to discuss the new pole and wiring to the cabana. We also passed the fire inspection and landscaping can start soon.

Continued Next Page

Questions and Comments None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday April 5th at 7pm. The meeting was adjourned at 7:35pm.

FGHA BOARD MEETING – April 5, 2023

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss - President, at 7:01 PM. Board Members in attendance were Steve Strauss - President, Steve Stanovcak – Pool Operations, Steve Muller – Pool Maintenance, Megan Sandoval – Social Director, Christina Saenz – Vice President, and Rich Neve – Civics Director.

March 8th Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the March 8th meeting were approved.

Financial /Steve Gross Not in attendance

- BOARD REPORTS

Civic/Rich Neve

- The Hillsdale project has questionable height and density issues.

Social Director/Megan Sandoval - Not in Attendance

- The Easter Egg Hunt will be on April 8th. Little kids will be at 9:00am and big kids will be at 10:00am.

Parks/Roland Bardony - Not in attendance

Pool Operations/Steve Stanovcak

- The pool will be open for weekends on May 20th.
- All dates and info are on our website.
- Forms and party info is on the website.
- We are looking for lifeguards.
- Parties will remain at the old rate until the cabana is finished.

Pool Maintenance/Steve Muller

- Kiddie pool pump is fixed.
- Parts to fix the large pump are on order.

Vice President/Christina Saenz

- HOA Software is being evaluated.

President/Steve Strauss

NEW BUSINESS

Our Social Director needs a budget for food trucks. Most food trucks require a minimum. Megan would like to propose up to a \$5,000 to fill minimum. This will be tabled until our next meeting.

OLD BUSINESS

Cabana Renovation Update

Steve Strauss reported

- Phase 2 is underway. Wood tables have been approved.

Questions and Comments None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday May 3rd at 7pm. The meeting was adjourned at 7:35pm.

FIESTA GARDENS
Easter
EGG HUNT



What a great turn out! I'm so glad all the kids had a great time.

Thank you to the following who made the day possible:

Erin Armstrong

Valerie Acker

Steve Muller

Eleni Gutierrez

Maya Gutierrez

Ana + Tyler (Ginnever Street)

My amazing hubby Danny Sandoval

**Apologies to anyone I may have forgotten to thank.
Feedback and ideas for next year are always welcome!**

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
March 31, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
2,013.00	0.00	2,013.00	Regular Assessments	236,304.00	242,352.00	(6,048.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	180.00	270.00	(90.00)	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
0.00	0.00	0.00	Pool Party	0.00	0.00	0.00	12,500.00
<u>2,073.00</u>	<u>90.00</u>	<u>1,983.00</u>	Subtotal	<u>236,484.00</u>	<u>242,622.00</u>	<u>(6,138.00)</u>	<u>272,832.00</u>
<u>Interest, Late Charges, Collection Fees</u>							
297.85	20.83	277.02	Interest Inc - Operating Fund	633.75	62.50	571.25	250.00
544.79	83.33	461.46	Interest Inc - Repl. Res. Fund	1,899.77	250.00	1,649.77	1,000.00
-0.20	0.00	(0.20)	Late Charges	1,651.80	1,000.00	651.80	1,000.00
25.64		25.64	Collection Charges	<u>422.64</u>		<u>422.64</u>	
<u>868.08</u>	<u>104.17</u>	<u>763.91</u>	Subtotal	<u>4,607.76</u>	<u>1,312.50</u>	<u>3,295.26</u>	<u>2,250.00</u>
\$ 2,941.08	\$ 194.17	\$ 2,746.91	Total Income	\$ 241,091.76	\$ 243,934.50	-\$ 2,842.74	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
		0.00	Lifeguards	0.00		0.00	60,000.00
		0.00	Insurance Exp - WIC	888.10		(888.10)	4,500.00
		0.00	Payroll Taxes	0.00		0.00	6,000.00
75.00		(75.00)	Payroll Service	225.00		(225.00)	1,750.00
<u>75.00</u>	<u>0.00</u>	<u>-75.00</u>	Subtotal	<u>1,113.10</u>	<u>0.00</u>	<u>-1,113.10</u>	<u>72,250.00</u>
<u>Pool Expense</u>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	2,250.00	3,300.00	1,050.00	13,200.00
65.70	625.00	559.30	Pool & Spa - Chemicals	197.10	1,875.00	1,677.90	7,500.00
	375.00	375.00	Pool & Spa - Repairs	0.00	1,125.00	1,125.00	4,500.00
85.24	250.00	164.76	Pool & Spa - Supplies	85.24	750.00	664.76	3,000.00
	70.83	70.83	Wristbands	0.00	212.50	212.50	850.00
<u>900.94</u>	<u>2,420.83</u>	<u>1,519.89</u>	Subtotal	<u>2,632.34</u>	<u>7,262.50</u>	<u>4,730.16</u>	<u>29,050.00</u>
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	1,787.50	1,950.00	162.50	7,800.00
322.26	500.00	177.74	Common Area - Maintenance	3,424.87	1,500.00	(1,924.87)	6,000.00
	50.00	50.00	Pest Control	157.00	150.00	(7.00)	600.00
1,985.75			Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
5,000.00	83.33	(4,916.67)	Tennis Court- Service & Repair	5,000.00	250.00	(4,750.00)	1,000.00
<u>7,958.01</u>	<u>1,283.33</u>	<u>-4,688.93</u>	Subtotal	<u>12,354.92</u>	<u>3,850.00</u>	<u>-8,504.92</u>	<u>15,400.00</u>
<u>Utilities</u>							
37.17	708.33	671.16	Gas	95.40	2,125.00	2,029.60	8,500.00
28.64	1,250.00	1,221.36	Electricity	903.07	3,750.00	2,846.93	15,000.00
192.93	208.33	15.40	Refuse	578.79	625.00	46.21	2,500.00
254.72	250.00	(4.72)	Telephone & Pager	764.16	750.00	(14.16)	3,000.00
500.00	1,666.67	1,166.67	Water	1,420.10	5,000.00	3,579.90	20,000.00
<u>1,013.48</u>	<u>4,093.33</u>	<u>3,069.87</u>	Subtotal	<u>3,761.52</u>	<u>12,250.00</u>	<u>8,488.48</u>	<u>49,000.00</u>
<u>Administrative Expenses</u>							
	208.33	208.33	Audit & Tax Preparation	0.00	625.00	625.00	2,500.00
	8.33	8.33	Civic Expenses	0.00	25.00	25.00	100.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
March 31, 2023

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	83.33	83.33	Collection Expenses	0.00	250.00	250.00	1,000.00
298.00	333.33	35.33	D & O Ins. Expense	894.00	1,000.00	106.00	4,000.00
1,479.44	1,458.33	(21.11)	Insurance Expense	4,438.32	4,375.00	(63.32)	17,500.00
	62.50	62.50	Mailings, Postage & Copies	200.90	187.50	(13.40)	750.00
	416.67	416.67	Meeting Expenses/Social Functions	0.00	1,250.00	1,250.00	5,000.00
425.00	425.00	0.00	Newsletter Editor	1,275.00	1,275.00	0.00	5,100.00
	37.50	37.50	Newsletter Postage/ Printing	0.00	112.50	112.50	450.00
297.97	208.33	(89.64)	Office Supplies	650.37	625.00	(25.37)	2,500.00
1.99	158.33	156.34	Payment Processing Fees	1,649.99	475.00	(1,174.99)	1,900.00
	83.33	83.33	Permits & License	0.00	250.00	250.00	1,000.00
1,147.84	416.67	(731.17)	Professional Services	1,385.09	1,250.00	(135.09)	5,000.00
	833.33	833.33	Reserve Study	0.00	2,500.00	2,500.00	10,000.00
300.00	300.00	0.00	Secretary	900.00	900.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	0.00	125.00	125.00	500.00
5,163.90	1,666.67	(3,497.23)	Taxes - Property	5,163.90	5,000.00	(163.90)	20,000.00
1,000.00	1,000.00	0.00	Treasurer	3,000.00	3,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	75.00	75.00	300.00
10,114.14	7,766.67	-2,347.47	Subtotal	19,557.57	23,300.00	3,742.43	93,200.00
\$ 20,061.55	\$ 15,554.17	-\$ 2,521.63	Total Expenses	\$ 39,319.45	\$ 46,662.50	\$ 7,343.05	\$ 258,900.00
-\$ 17,120.47	-\$ 15,360.00	-\$ 1,760.47	Net Income	\$ 201,772.31	\$ 197,272.00	\$ 4,500.31	\$ 16,182.00

Income & Expense Statement
Cabana Rebuild
March 31, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
0.00		0.00	Special Assessments	1,358,850.00	1,300,000.00	58,850.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 0.00	\$ 0.00	\$ 0.00	Total Income	\$ 1,384,025.00	\$ 1,300,000.00	\$ 84,025.00	\$ 1,300,000.00
\$ 0.00	\$ 0.00	\$ 0.00	Gross Profit	\$ 1,384,025.00	\$ 1,300,000.00	\$ 84,025.00	\$ 1,300,000.00
EXPENSES							
		0.00	Cabana Rebuild - Contract	1,321,964.71	1,321,964.71	0.00	1,572,560.00
354.64		(354.64)	Cabana Rebuild - Other Expenses	121,747.91	60,250.00	(61,497.91)	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)	
\$ 354.64	\$ 0.00	-\$ 354.64	Total Expenses	\$ 1,490,807.54	\$ 1,425,214.71	-\$ 65,592.83	\$ 1,675,810.00
-\$ 354.64	\$ 0.00	-\$ 354.64	Net Income	-\$ 106,782.54	-\$ 125,214.71	\$ 18,432.17	-\$ 375,810.00

Fiesta Gardens Homes Association Inc.
Balance Sheet
 As of March 31, 2023

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 205,957.13
Cash - Reserve Fund	\$ 305,191.49
Cash - Cabana Rebuild	\$ 73,749.49
Accounts Receivable	\$ 15,225.60
Accounts In Collection	\$ 41,590.40
Construction Refundable Deposit	\$ 10,000.00
Other Current Assets	\$ 3,986.88
TOTAL CURRENT ASSETS	\$ 655,700.99
FIXED ASSETS	
New Cabana Costs to Date	\$ 1,473,750.69
TOTAL FIXED ASSETS	\$ 1,473,750.69
TOTAL ASSETS	\$ 2,129,451.68
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	2,874.93
Construction Contract Retention Payable	68,019.79
Paid on Behalf of Contractor	-44,785.36
TOTAL LIABILITIES	\$ 26,109.36
FUND BALANCE	
Current Year Net Income/Loss	1,892,889.36
TOTAL FUND BALANCE	\$ 210,452.96
TOTAL LIABILITIES AND EQUITY	\$ 2,129,451.68



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SLOW YEAR?



As I sit down to write this month's article and give a market update, I am shocked to see that it is almost May 1st! As you can see below, there have been very few homes that have come on the market in Fiesta Gardens.

A variety of reasons contribute to this, including: unsure economy, higher interest rates, and weather. This market climate makes seller's wonder if now is the right time to sell their home. Unfortunately, you never know you have reached the bottom of the market, until it starts going up. And the same is true for a peaking market, as we saw last year.

The ultimate answer for deciding to sell is whether it is the **right time for you**. For example, moving to be closer to your children or grandchildren may be a bigger driver for you than whether you are going to be selling at the peak of the market. Just as retirement might be another reason to sell, regardless of market conditions.

If you would like to discuss your real estate goals, my marketing plan and successful track record, I'm happy to have a quick informal meeting to review in more detail. As your neighbor, I'm always just around the corner ready to answer your questions.

Happy Spring!!

YTD FIESTA GARDENS SALES

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2040 Trinity Street	San Mateo	3	2 0	14	1,280	\$1,195.31	5,050 (sf)	\$1,450,000	69	\$1,530,000	04/13/23
2011 Dublin Way	San Mateo	3	1 0	13	1,110	\$1,135.14	5,000 (sf)	\$1,298,000	69	\$1,260,000	01/20/23

SOLD											
# Listings:	2	AVG VALUES:		14	1,195	\$1,165.22	5,025 (sf)	\$1,374,000	69	\$1,395,000	

# Listings Total:	2	AVG VALUES FOR ALL:		14	1,195	\$1,165.22	5,025 (sf)	\$1,374,000	69	\$1,395,000	
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Quick Statistics (2 Listings Total)			
	Min	Max	Median
List Price	\$1,298,000	\$1,450,000	\$1,374,000
Sale Price	\$1,260,000	\$1,530,000	\$1,395,000

1427 Chapin Ave, Burlingame, CA 94010 | 650.743.2398 | David@SellPeninsulaHomes.com

