

FEBRUARY 2024

RANCHO SANTA TERESA NEWS

President's Message

Hello Everyone!

If you can believe it, we're already starting to get the pool ready for opening day in April. You may not notice all of the projects happening at Rancho, but there is a lot going on. Everything from tree-trimming, shelving installation, leak repairs, pool pump replacements, testing new LED light bulbs in our globe light fixtures, adding modernizing elements, and other aesthetic projects.

SOLAR PROJECT: Solar is LIVE!! This project has been laborious and challenging but Rancho will now begin reaping the benefits of solar. Thank you to everyone who worked on getting us to this point.

LIFEGUARD APPLICATIONS NOW BEING ACCEPTED FEBRUARY 1st - 17th! Our 2024 opening week is April 1st-7th. All new and returning guards must fill out an application. The link to the Google Form application can be found [here](#) or on the Rancho homepage at www.ranchosantateresa.org

- Applications are due by Saturday, February 17th
- Applicants must be 15 years or older
- Applicants must have a Lifeguard, CPR/AED and Basic First Aid Certification* before the season begins.
- Applicants must be able to work part-time from April-September
- Interviews will take place the weekend of **Feb 25-26th**
- *Applicants will receive interview details to sign-up for an interview slot in mid- February.*

* A Lifeguard Certification/Recertification Class will be offered at Rancho March 11th-16th. Details are included in the application and on our website. Feel free to share the application link with any friends/family looking for a fun, rewarding, community-based job this Summer. Contact our Summer Staff Manager, Jalen, at rstsrcsummermanager@gmail.com with any questions.

SUPER BOWL PARTY: Come join us for a party in the hall on Super Bowl Sunday, February 11th at 2 pm! We will watch our Bay Area San Francisco 49ers play the Kansas City Chiefs in Super Bowl LVIII. This will be a potluck, so please bring your favorite dish or appetizer to share!

Continued on Page 2

MAIN POOL & BACK POOL:
Closed for the Season

SPA & TENNIS COURT HOURS:
Daily 8AM-10PM

LAP SWIM:
Mon-Fri, 5:30AM-7:30AM &
10-Noon
Evening Hours-M-THUR,9-10PM

OFFICE HOURS:
Tuesday & Thursday, 10 AM-Noon

ONLINE DUES PAYMENTS:
Send your email address to RSTSRCoffice@gmail.com and request an online invoice.

KEY FOBs:
Need a key fob? Come in during pool hours or contact rstsrcmemberinfo@gmail.com

NEXT BOARD MEETING:
Monday, February 12th • 6pm
Main Hall

HALL RENTAL REQUESTS
Go to the Parties-Rentals tab on the website at ranchosantateresa.org



www.ranchosantateresa.org • www.facebook.com/RanchoST

286 Sorrento Way, San Jose, CA 95119 • (408) 227-5758 • RSTSRCoffice@gmail.com

RANCHO SANTA TERESA NEWS

SEA OTTERS 2024 SEASON - The Sea Otters Board is hard at work getting ready for the 2024 Season. Registration will be **February 21st-March 2nd**. More details can be found on the Sea Otters website: www.stseaotters.com and on Sea Otters Facebook page. Also, see below for the 2024 League Schedule, with more dates to be added as planning continues. We can't wait to see our Sea Otters on the pool deck this Spring!

COMMUNITY NEWS & INFORMATION: Please refer to page 3 for information about what's happening in our neighborhood.

Let the countdown to summer begin!

-Stacy



MARK YOUR CALENDARS!

2024 Cabana League Schedule

- May 11: Time Trials
- June 1: Almaden @ ST
- June 15: Shadowbrook @ ST
- July 1: Awards Night

REGISTRATION-FEBRUARY 21st-MARCH 2nd

A complete 2024 Sea Otters schedule will be shared in March of 2024.



RANCHO SANTA TERESA NEWS

Neighborhood Happenings

The City of San Jose is proposing Emergency Interim Housing (EIH) at Via Del Oro and San Ignacio. Should you choose to communicate with the Mayor and District 10 Councilperson, their email addresses are mayor@sanjoseca.gov and district10@sanjoseca.gov. The City Council will vote on this at the end of February and the Rules Committee meeting is 10 days prior.

***Rancho Santa Teresa Swim & Racquet Club Board of Directors (BoD) is providing these details as a public service, but it is neither a legal interpretation, nor a statement of Rancho's BoD's policies, views, nor a statement representing the views of our membership.*

The Santa Teresa Farmers' Market is a certified farmers' market located at 6232 Santa Teresa Blvd . Open seasonally from Spring through Fall. For more information, check out their website and Facebook page at: [See hours on official site](#)

Free Weekly Activities

MORNING LAP SWIM

Mon - Fri, 5-7AM & 9-11AM

No lifeguards are on duty. If the pool is covered when you arrive, please re-cover when you leave.

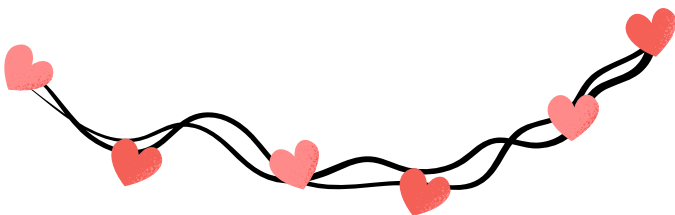
EVENING LAP SWIM

Mon-Thurs, 9PM-10PM

Please email rstsrcmemberinfo@gmail.com for contact name/number for evening lap swim. Evening lap swim requires coordination with SVS, after swim practice.

FRIDAY COFFEE CLUB

Enter through the front entrance of the Hall on Fridays. The fun lasts from approximately 10AM to 12:00PM. We play Dominoes, Mexican Train and a card game called Sequence. If you do not know how to play, we are happy to teach you or you can attend just for the fellowship. Coffee and snacks are available every week.



Monthly Events

POKER NIGHT

Upcoming Date - 2/9

All Members who are 21+ are welcome to join us to play Texas Hold'em in the Lounge at 7PM. Buy-in will be \$20, with an option to buy in one more time for an additional \$20. Bring your own beverage (alcoholic or otherwise) and a snack to share (optional).

GAME NIGHT

For Ages 18 & Up - 2/26

Join us for a game night in the lounge, 7:00-10:00pm(ish) on the last Monday of the month. Some groups may choose to play Bunco and others may choose Mahjong or another game. Bring your favorite drink, a light appetizer to share, and whatever game makes you happy. Some groups (like Bunco) may suggest adding \$\$ to a winner's pot to share so bring some \$1s, \$5s, and \$10s. We are trying to keep it under \$20. Make your own group or join a new group. No commitment to come every month, come when you can. We'll need to help set up and clean up. For questions, please contact Rupali Solanki at rupali.goyal10@gmail.com or Patty Borg at ptybrg28@hotmail.com.

RANCHO SANTA TERESA NEWS

Available Lessons

AQUA FITNESS WITH DARLENE & AMY - FEBRUARY SESSION

Aqua Cardio & Toning Interval Workout For All Ages

Each 60-minute session includes stretching/warm-up, cardio and toning intervals, core training and cool down. Lose weight and tone up with a low-impact workout in a non-judgmental environment. You do not need to know how to swim or to submerge your face, and can wear whatever aquatic clothing is comfortable for you.

Monday, Wednesday, & Friday - 8:30 - 9:30 AM. February - 12 classes - \$144 Members. Partial month or drop-in rates also available. Contact Darlene at 408-420-5916 / dvossbri@gmail.com or Amy at 408-386-9600 or amyraz@comcast.net with questions or to join the class.

TENNIS WITH TOM

Monday, Wednesday, Thursday 4 - 8 PM


Lessons from NorCal Tennis Academy - www.norcaltennisacademy.com

Contact Tom Le: 408-896-5745

Tennis will be on Tuesday 2/20 this month instead of Monday due to the President's day holiday.


MAKE SURE TO RE-COVER THE SPA AFTER USE

Members must put the cover back on the spa if used when the main pool is not open. This helps maintain the water temperature and decrease our heating costs.

BE A WATER WARRIOR!

TRY AN AQUA FITNESS CLASS THIS WINTER.
See more information in the "Available Classes" section of this newsletter.



A & D
AQUATIC FITNESS
Cardio | Toning | Core

Amy Raczkowski | 408-386-9600 | amyraz@comcast.net
Darlene Vossbrinck | 408-420-5916 | dvossbri@gmail.com
AQUATIC EXERCISE ASSOCIATION AND RED CROSS CPR/AED CERTIFIED

RANCHO SANTA TERESA NEWS

2024 DUES ARE NOW PAST DUE

First Quarter dues were due January 1st. THIS IS YOUR DUES NOTICE. We do not mail invoices to save costs. If we have your email on file, reminders will be sent along with the ability to pay your dues online. Dues are now \$132/quarterly or \$528/annually. A \$10 late fee is assessed after the 15th day of the Quarter.

Payment options:

- Check/cash: Mail to RSTSRC, 286 Sorrento Way, San Jose, CA 95119. You can also drop it off at the club mailbox located on the top of the stairs by the front Hall entrance.
- EFT: If you have not received an online invoice, send your email to RSTSRCoffice@gmail.com. You will receive invoice emails that will allow you to pay online. There is no additional fee to you.
- CREDIT/DEBIT: A nominal fee of \$4/qtr, \$12/year is required. Email the office and request credit/debit payment.

KEEP YOUR ACCOUNT INFORMATION CURRENT

It is your responsibility to make sure the office has the correct information on file for your phone numbers and e-mail accounts. Send any updates to rstsrcoffice@gmail.com

Fix Before You List

Planning to Sell Your Rancho Santa Teresa Home?

Get up to \$75,000 interest free to update your home now, sell for more, and pay at closing!

Sell your home for more money and faster with quick and easy, pay at closing home improvements!

Small improvements such as paint, flooring, and landscaping can net you as much as \$100,000 - \$200,000 more on the sale price of your home.

Now you can Fix Before You List, Sell for More, and Pay at Closing!

Call/text Matt Cossell at 408.761.3271 or matt@mattcossellteam.com



MATT COSSELL
— REAL ESTATE SERVICES —

408.761.3271
Matt@MattCossellTeam.com
DRE# 01382971



kw
KELLERWILLIAMS.

RANCHO SANTA TERESA SWIM & RACQUET CLUB

Budget vs. Actuals: 2023 - FY23 P&L

January - December 2023

	Total		
	Actual	Budget	over Budget
Income			
Total 4000 Dues and Assessments	\$ 448,108.00	\$ 449,839.00	\$ (1,731.00)
Total 4100 Member Lesson Income	\$ 72,495.33	\$ 64,788.00	\$ 7,707.33
Total 4200 Nonmember Lesson Income	\$ 62,973.00	\$ 65,871.00	\$ (2,898.00)
Total 4300 Member Rental Income	\$ 29,679.00	\$ 23,645.00	\$ 6,034.00
Total 4400 Nonmember Rental Income	\$ 1,480.00	\$ -	\$ 1,480.00
Total 4500 Interest on Operating Funds	\$ 14,389.77	\$ 8,403.81	\$ 5,985.96
Total 4600 Social Event Income	\$ 4,303.65	\$ 2,028.10	\$ 2,275.55
Total 4700 Services Fees & Late Fees Income	\$ 2,739.15	\$ 2,370.00	\$ 369.15
Total 4800 Other Ordinary Income	\$ 2,817.00	\$ 5,150.00	\$ (2,333.00)
Total Income	\$ 638,984.90	\$ 622,094.91	\$ 16,889.99
Gross Profit	\$ 638,984.90	\$ 622,094.91	\$ 16,889.99
Expenses			
Total 5000 Gross Payroll	\$ 185,249.84	\$ 185,167.00	\$ 82.84
Total 5100 Payroll Related Expenses	\$ 22,489.31	\$ 21,142.00	\$ 1,347.31
Total 5200 Member Lesson Expenses	\$ 42.00	\$ 276.40	\$ (234.40)
Total 5600 Social Event Expenses	\$ 7,006.58	\$ 2,847.50	\$ 4,159.08
Total 5800 Other Member Services	\$ 502.02	\$ 1,941.50	\$ (1,439.48)
Total 6000 Professional Services	\$ 16,658.50	\$ 12,651.10	\$ 4,007.40
Total 6100 Other Outside Services	\$ 37,680.25	\$ 35,401.65	\$ 2,278.60
Total 6200 Insurance	\$ 51,447.96	\$ 51,447.96	\$ -
Total 6300 Bank Fees	\$ 1,093.33	\$ 1,698.00	\$ (604.67)
Total 6400 Merchant Services Bnkcrd Fees/QB Transfer fees	\$ 6,589.01	\$ 4,327.25	\$ 2,261.76
Total 6500 General Office Expenses	\$ 14,502.83	\$ 10,670.00	\$ 3,832.83
Total 6800 Taxes and Licenses	\$ 10,541.57	\$ 5,944.40	\$ 4,597.17
Total 7000 Building and Hall Maintenance	\$ 37,467.81	\$ 24,118.42	\$ 13,349.39
Total 7100 Pool Maintenance	\$ 27,887.79	\$ 33,745.80	\$ (5,858.01)
Total 7200 Utilities	\$ 98,358.19	\$ 104,757.70	\$ (6,399.51)
Total Expenses	\$ 638,277.55	\$ 622,160.68	\$ 16,116.87
Net Operating Income	\$ 707.35	\$ (65.77)	\$ 773.12
Other Income			
Total 9000 Reserve Fund Income	\$ 19,193.42	\$ -	\$ 19,193.42
Total Other Income	\$ 19,193.42	\$ -	\$ 19,193.42
Total 9500 Reserve Fund Expenditures	\$ 19,900.77	\$ -	\$ 19,900.77
Total Other Expenses	\$ 19,900.77	\$ -	\$ 19,900.77
Net Other Income	\$ (707.35)	\$ -	\$ (707.35)
Net Income	\$ 0.00	\$ (65.77)	\$ 65.77

Rancho Santa Teresa

Find Out How Much Your Rancho Santa Teresa Home Is Worth

If you're going to sell your Rancho Santa Teresa home in the next 6-12 months, what you do right now to prepare for the sale could make a difference of thousands of dollars. Now you can get a FREE evaluation of your home's value and tips on how to prepare your home for sale.

On RanchoSantaTeresaHomeValue.com, you will:

- Find out how much your home is worth compared to other homes in today's market.
- Get a FREE list of homes for sale and sold in your neighborhood in the last 6 months so you have a good idea of what's been selling in your area.
- Plus, find out how to get a FREE report on which fix-ups will get you the best return on your investment as you prepare your home for sale.



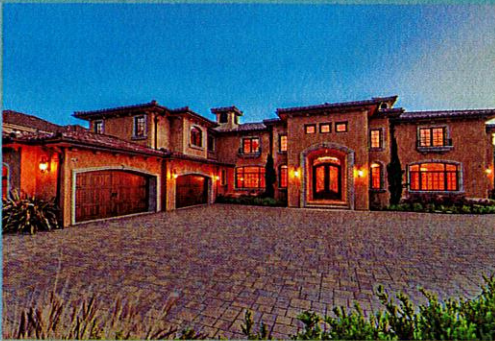
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408.761.3271
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RanchoSantaTeresaHomeValue.com
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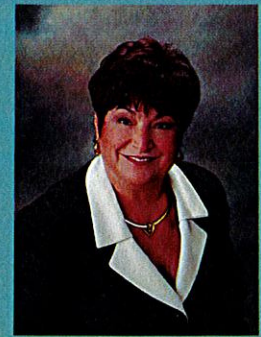
Visit
RanchoSantaTeresaHomeValue.com
and enter your property address





Laurie & Michelle

The Hansen Home Team
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 San Jose, CA 95138
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 lhansen@interorealestate.com
 http://www.lauriehansen.com
 CA BRE #00757662



The Real Estate Report

Home Prices Up, Sales Down in December

The median sales price for single-family, re-sale homes was up 18.5% compared to last year.

The average sales price for single-family, re-sale homes was up 12.7% year-over-year.

Sales of single-family, re-sale homes were down 0.7%, year-over-year, in December. There were 406 homes sold in Santa Clara County last month. The monthly average since 2000 is 987.

The sales price to list price ratio fell from 103.9% to 103.1%.

Pending sales were down 61.1% year-over-year.

Inventory of single-family, re-sale homes was down for the ninth month in a row. It fell 47.2% compared to last year. As of January 5th, there were 260 homes for sale in Santa Clara County. The average since January 2000 is 2,703.

Days of Inventory, or how long it would take to sell all homes listed for sale at the current

rate of sales, fell from 29 days to 19 days. The average since 2003 is 89.

It took twenty-three days to sell a home last month. That is the time from when a home is listed for sale to when it goes into contract.

The median sales price for condos was up 2.4% compared to last December. The average sales price gained 4.1% year-over-year.

Condo sales were up 7.6% year-over-year. There were 184 condos sold in December.

The sales price to list price ratio fell from 102.1% to 100.5%.

Condo inventory was down 31.1% compared to last December.

As of January 5th, there were 155 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory fell from thirty-eight to twenty-five.

It took an average of thirty-one days to sell a condo last month.

If you are planning on selling your property, call me for a free comparative market analysis.



263 CRESTA VISTA Way,
 Class: Res. Single Family
 Beds: 4
 Baths (F/P): 2 (2/0)
 SqFt: 1,735 SqFt
 Lot Size: 7,826 SqFt

*Coming Soon!
 Remodeled!
 \$1,500,000.00*

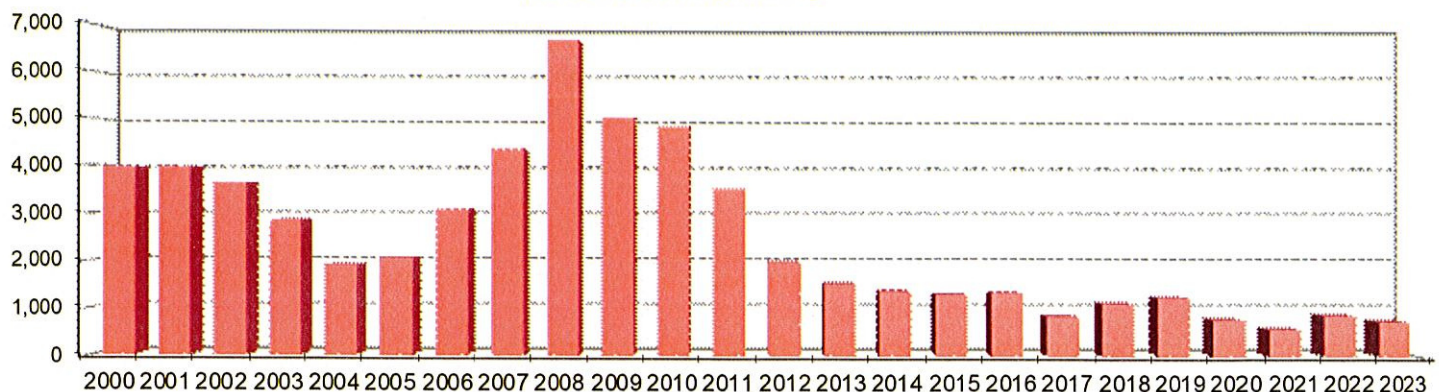
VISIT

<https://lauriehansen.rereport.com>

Search for recent sales & listings in your neighborhood, or in the neighborhood where you are considering buying.

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Santa Clara County Average Active Listings SFR YTD



THE REAL ESTATE REPORT

Santa Clara County



Laurie & Michelle
 The Hansen Home Team
 5609 Silver Creek Valley Road
 San Jose, CA 95138

Trends at a Glance

(Single-family Homes)

	Dec 23	Month %	Nov 23	Year %	Dec 22
Median Price:	\$1,736,000	0.9%	\$1,720,000	18.5%	\$1,465,000
Average Price:	\$1,991,790	-1.6%	\$2,024,330	12.7%	\$1,767,070
Home Sales:	406	-18.0%	495	-0.7%	409
Pending Sales:	332	-22.8%	430	-61.1%	853
Active Listings:	260	-46.9%	490	-47.2%	492
Sale/List Price Ratio:	103.1%	-0.8%	103.9%	4.4%	98.7%
Days on Market:	23	18.4%	19	-28.1%	32
Days of Inventory:	19	-33.1%	29	-46.8%	36

	Dec 23	Month %	Nov 23	Year %	Dec 22
Median Price:	\$870,000	-6.5%	\$930,000	2.4%	\$850,000
Average Price:	\$965,540	-4.3%	\$1,008,540	4.1%	\$927,738
Home Sales:	184	-7.5%	199	7.6%	171
Pending Sales:	135	-31.1%	196	-50.7%	274
Active Listings:	155	-41.1%	263	-31.1%	225
Sale/List Price Ratio:	100.5%	-1.6%	102.1%	1.3%	99.2%
Days on Market:	31	34.3%	23	-5.5%	33
Days of Inventory:	25	-34.1%	38	-36.0%	39

Residential Summary

ACTIVE											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age		
6314 Camino Verde Drive	San Jose	4	2 1	5	2,124	\$706.16	6,000 (sf)	\$1,499,888	52	Pending Pending	
257 Los Palomos Way	San Jose	4	2 0	7	1,516	\$939.97	5,663 (sf)	\$1,425,000	54		
267 Los Palomos Way	San Jose	5	2 1		2,181	\$572.21	5,663 (sf)	\$1,248,000	53		
# Listings:	3	AVG VALUES:		6	1,940	\$739.45	5,775 (sf)	\$1,390,963	53		
SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
202 Purple Glen Drive	San Jose	5	3 0	12	2,563	\$819.35	10,835 (sf)	\$1,995,000	51	\$2,100,000	10/27/23
328 El Portal Way	San Jose	4	2 0	24	2,212	\$680.38	8,190 (sf)	\$1,550,000	55	\$1,505,000	11/17/23
6314 Purple Hills Drive	San Jose	4	3 0	0	2,124	\$609.70	6,500 (sf)	\$1,295,000	51	\$1,295,000	11/08/23
246 Cresta Vista Way	San Jose	3	2 0	40	1,516	\$841.03	6,000 (sf)	\$1,299,999	53	\$1,275,000	12/26/23
# Listings:	4	AVG VALUES:		19	2,104	\$737.61	7,831 (sf)	\$1,535,000	53	\$1,543,750	
# Listings Total:	7	AVG VALUES FOR ALL:		15	2,034	\$738.40	6,950 (sf)	\$1,473,270	53	\$1,543,750	

(Continued from page 2)

order feels to us like a bit of an over-correction, and one that might be followed by a bit of a snap back. For that, we'll simply need to wait and see, but the start of a new quarter and new year is known to bring a change in the interest rate pattern -- sometimes for better, sometimes not.

With mortgage rates down a considerable amount, we'll expect to see at least some pick up in existing home sales before long. That said, not just yet, as the number of folks signing contracts to purchase existing homes in November remained at the same low level as was seen in October. The National Association of Realtors Pending Home Sales Index remained at a 71.6 value for a second consecutive month, but that's not surprising, as mortgage rates started November at 22-year highs. Although mortgage rates were lower at the end of the month, the kick off of the holiday season tends to put potential homebuyers on the sidelines. even in years where there are more homes available to buy and at lower prices, too. The flat reading for the PHSI for November suggests little improvement for existing

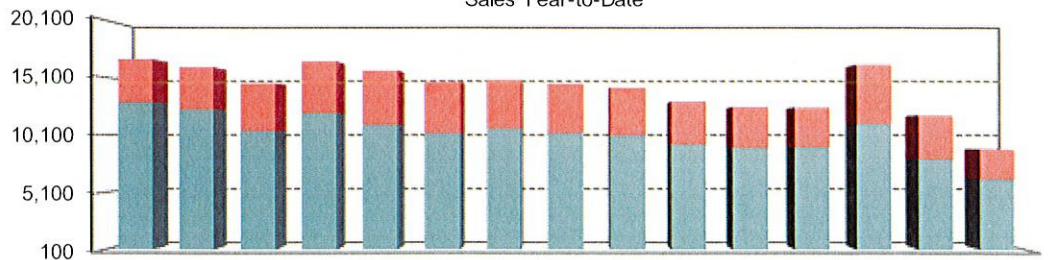
home sales for December and may also exert a little drag on January closings.

It might be hard to find anyone in or around the mortgage and housing business who will lament the passing of 2023 into history, and that of course includes potential homebuyers and sellers. Outside of brief periods of what might pass for normal conditions -- mostly in the time between perhaps 2016 and 2019 -- distortions have been the order of business in the housing market now since the housing crash and Great Recession. As the calendar turns, we can hope that we are at the beginning of a trend back toward normal again, but this may be a bit of a

protracted process, much as it was coming out of the last rough patch.

Santa Clara County

Sales Year-to-Date



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Condos	3,767	3,691	4,149	4,517	4,754	4,491	4,272	4,309	4,142	3,713	3,551	3,472	5,206	3,818	2,601
SFR	12,930	12,313	10,454	11,990	10,981	10,248	10,633	10,235	10,068	9,287	8,957	9,006	11,056	7,992	6,251