

JANUARY 2024

RANCHO SANTA TERESA NEWS

President's Message

2ND ANNUAL POLAR PLUNGE: We hope you decided to join us and survived our 2nd Annual Polar Plunge on New Year's Day. We gave out new 2024 Rancho Polar Plunge stickers, played music, hosted a fun game, and all brave plungers received a donut and hot chocolate. Nothing says Happy New Year like a nice cold plunge!

TENNIS COURTS AVAILABILITY: We've confirmed a 2024 holiday schedule with our tennis vendor. On major holidays, the courts will be available all day for Members to use. On January, Monday, 1/1, New Year's Day, and Monday, 1/15, Martin Luther King Jr Day, the courts will be open for use by our Members, all day. Tom's Tennis will not be running practice on those dates. Enjoy the open courts!

SOLAR UPDATE: We're SO CLOSE to our solar being operational. It seems we have one more inspection slated for January. All of us are eagerly and impatiently waiting.

LAP SWIMMERS & SPA USERS: As winter continues, please cover the main pool and spa after use. This helps keep our utility costs down and the pool and spa clean.

THANK YOU TEAM: The Board would like to give a shout-out of THANKS! to our year-round team - Terrie Jacopi, Kathy Kirtland, Luke Brown, Jerry Bozzo, and Ricardo Sotelo - without you, our club wouldn't run as seamlessly as it does. We appreciate you!

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MAIN POOL & BACK POOL:
Closed for the Season

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

LAP SWIM
Holiday Hours:
Dec. 26th-Jan. 6th: Mon-Fri,
5:30AM-7:30AM & 10-Noon
Evening Hours M-TH 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, January 22nd • 5 pm
Main Hall

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



RANCHO SANTA TERESA NEWS

We also want to welcome Jalen Bozzo, our new Summer Staff Manager! We look forward to your leadership, working with our Summer staff to provide our members safe, fun, clean and memorable experiences every time they visit Rancho

MOVIE NIGHTS: We'd love to continue to offer fun activities in the off-season. We're going to take the next couple of months off from movie nights as our December activities weren't well attended. Be on the lookout for a schedule of movie/game nights in the early Spring.

2024 RETURNING ASSOCIATE MEMBERS: Payments and paperwork are due by January 15th. If we don't have your paperwork by the deadline, we will begin contacting families from the waitlist to fill your spots.

2024 HOA MEMBER DUES: A quick reminder that the dues are now \$132 per quarter (\$528 per year). You should have already received an online invoice reminder for Q1. Please contact rstrscoffice@gmail.com if you did not. Paying for the entire year by January 15, 2024, earns you 12 free guest passes that can be used in 2024. See page 4 for additional payment information.

FOLLOW RANCHO ON FACEBOOK: We'll be posting more on our social page. Follow us to keep up with planned activities, updates around club improvements and general Rancho news. <https://www.facebook.com/RanchoST>

Wishing you a happy and healthy 2024!

-Stacy



RANCHO SANTA TERESA NEWS

THANK YOU to the Boy Scout Troop #212 for hosting our annual Holiday Party at the Clubhouse again! It was a good time to celebrate the holiday season! There was fun had by all!



Give yourself the gift of fitness!

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

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.

2024 DUES ARE NOW DUE

First Quarter dues are due January 1. 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.



MARK YOUR CALENDARS!

2024 Cabana League Schedule

May 11: Time Trials

June 1: Almaden @ ST

June 15: Shadowbrook @ ST

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

RANCHO SANTA TERESA NEWS

Free Weekly Activities

MORNING LAP SWIM

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

Holiday Hours: December 26th-January 6th: Mon-Fri, 5:30AM-7:30AM & 10-Noon

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

Holiday Hours are the same

Please email rstrsrcmemberinfo@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: 1/19

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 - **1/29**

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 DECEMBER SESSION - Aqua Cardio & Toning Interval Workout For All Ages Not your grandma's aqua aerobics class! 10 minutes rhythmic stretching/warm-up, 30 minutes cardio and toning intervals, 10 minutes core training and cool-down, 10 minutes stretching. Lose weight and tone up with a low-impact workout in a non-judgmental zone. Monday, Wednesday & Friday - 8:30 - 9:30 AM - January - 12 classes - \$120 Members. Contact Darlene at 408-420-5916 / dvoosbri@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 - norcaltennisacademy.com - Contact Tom Le: 408-896-5745

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



RANCHO SANTA TERESA SWIM & RACQUET CLUB

Budget vs. Actuals: 2023 - FY23 P&L

January - November, 2023

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Total 4000 Dues and Assessments	\$ 415,680.00	\$ 417,362.00	\$ (1,682.00)	99.60%
Total 4100 Member Lesson Income	\$ 71,245.33	\$ 63,538.00	\$ 7,707.33	112.13%
Total 4200 Nonmember Lesson Income	\$ 60,757.00	\$ 63,171.00	\$ (2,414.00)	96.18%
Total 4300 Member Rental Income	\$ 27,159.00	\$ 21,670.00	\$ 5,489.00	125.33%
Total 4500 Interest on Operating Funds	\$ 13,329.02	\$ 7,703.50	\$ 5,625.52	173.03%
Total 4600 Social Event Income	\$ 4,303.65	\$ 2,025.10	\$ 2,278.55	212.52%
Total 4700 Services Fees & Late Fees Income	\$ 2,759.15	\$ 2,380.00	\$ 379.15	115.93%
Total 4800 Other Ordinary Income	\$ 2,135.00	\$ 2,823.00	\$ (688.00)	75.63%
Total Income	\$ 597,368.15	\$ 580,672.60	\$ 16,695.55	102.88%
Gross Profit				
	\$ 597,368.15	\$ 580,672.60	\$ 16,695.55	102.88%
Expenses				
Total 5000 Gross Payroll	\$ 179,668.71	\$ 178,886.00	\$ 782.71	100.44%
Total 5100 Payroll Related Expenses	\$ 21,831.20	\$ 20,412.00	\$ 1,419.20	106.95%
Total 5200 Member Lesson Expenses	\$ 42.00	\$ 276.40	\$ (234.40)	15.20%
Total 5600 Social Event Expenses	\$ 6,760.31	\$ 2,605.00	\$ 4,155.31	259.51%
Total 5800 Other Member Services	\$ 502.02	\$ 1,941.50	\$ (1,439.48)	25.86%
Total 6000 Professional Services	\$ 16,133.50	\$ 11,304.70	\$ 4,828.80	142.71%
Total 6100 Other Outside Services	\$ 34,602.75	\$ 32,750.82	\$ 1,851.93	105.65%
Total 6200 Insurance	\$ 47,160.63	\$ 47,160.63	\$ -	100.00%
Total 6300 Bank Fees	\$ 1,048.33	\$ 1,555.00	\$ (506.67)	67.42%
Total 6400 Merchant Services Bnkcrd Fees/QB Transfer fees	\$ 5,492.25	\$ 3,380.98	\$ 2,111.27	162.45%
Total 6500 General Office Expenses	\$ 13,749.31	\$ 10,091.40	\$ 3,657.91	136.25%
Total 6800 Taxes and Licenses	\$ 10,541.57	\$ 5,944.40	\$ 4,597.17	177.34%
Total 7000 Building and Hall Maintenance	\$ 33,375.66	\$ 21,668.11	\$ 11,707.55	154.03%
Total 7100 Pool Maintenance	\$ 26,997.72	\$ 33,122.10	\$ (6,124.38)	81.51%
Total 7200 Utilities	\$ 89,545.13	\$ 94,487.90	\$ (4,942.77)	94.77%
Total 7300 Reserve Funding	\$ 115,522.00	\$ 115,522.00	\$ -	100.00%
Total Expenses	\$ 602,973.09	\$ 581,108.94	\$ 21,864.15	103.76%
Net Operating Income	\$ (5,604.94)	\$ (436.34)	\$ (5,168.60)	1284.53%
Other Income				
Total 9000 Reserve Fund Income	\$ 17,180.53	\$ -	\$ 17,180.53	
Total Other Income	\$ 17,180.53	\$ -	\$ 17,180.53	
Other Expenses				
Total 9500 Reserve Fund Expenditures	\$ 14,389.85	\$ -	\$ 14,389.85	
Total Other Expenses	\$ 14,389.85	\$ -	\$ 14,389.85	
Net Other Income	\$ 2,790.68	\$ -	\$ 2,790.68	
Net Income	\$ (2,814.26)	\$ (436.34)	\$ (2,377.92)	644.97%

INTERO

A Berkshire Hathaway Affiliate

Intero Real Estate Services
5609 Silver Creek Valley Road
San Jose, CA 95138



*May the New Year bring
joy, success, and happiness
to you and your family!*



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408-218-6222 | lhansen@intero.com

If you are considering selling your home, we would love to help you. Please scan the QR code below for a complimentary home value estimate. Then contact us for an in-depth market analysis of your home and to discuss your 2024 real estate goals. We look forward to speaking with you!



Laurie Hansen

REALTOR / DRE# 00757662

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lhansen@interorealestate.com

www.lhansen.agent.intero.com



Michelle Bocchicchio

REALTOR

408-483-3999

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DRE# 01247399



2023 SALES PORTFOLIO

SUCCESSFULLY SELLING & LISTING HOMES IN OUR NEIGHBORHOOD

This year was incredibly profitable for many homeowners, even during a vastly shifting market with rising interest rates. We assisted homeowners in selling their homes, many of which sold for more than the asking price. Below are a few of our listings. You may be surprised at how much your home could sell for, don't hesitate to contact us to learn about your current home value.



5659 PORTRUSH CT, 95138
4 BD | 2 BA | 2833 SF | SOLD \$2,505,000



3714 MEADOWLANDS LN, 95135
4 BD | 3 BA | 2540 SF | SOLD \$2,560,000



6331 SOLANO DR, 95119
4 BD | 3 BA | 2124 SF | SOLD \$1,600,000



897 BRIDLE WY, 95123
3 BD | 2 BA | 1649 SF | SOLD \$1,510,000



420 SAUTNER DR, 95123
4 BD | 2 BA | 1475 SF | SOLD \$1,400,000



282 LOS PALMOS WY, 95119
43BD | 2 BA | 1516 SF | SOLD \$1,235,000



263 CRESTA VISTA WY, 95119
4 BD | 2 BA | 1791 SF | SOLD \$1,200,000



278 MORAGA WY, 95119
4 BD | 2 BA | 2010SF | SOLD \$1,430,000



11769 BENNETTA LANE, GILROY
4 BD | 3 BA | 2589 SF | SOLD \$1,900,000

See more sales and get more information at www.lauriehansen.com.



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JANUARY 2024

RANCHO SANTA TERESA NEWS



GET PEACE OF MIND

Protecting Your Family: Estate & Legacy Planning Seminar

Discover the smart and affordable ways to preserve your family's legacy. Gain valuable insights into wills, trusts, estate planning, and learn more about funeral, burial, and cremation options for your family.

Presented by:



ANGIE M. CARDOZA
DIGNITY MEMORIAL



JEANNETTE R. MARSALA
MARSALA LAW FIRM

Enjoy a meal on us and receive gifts from us!

**WEDNESDAY,
JANUARY 17**

AT 12:00 PM

**FRIDAY,
JANUARY 19**

AT 12:00 PM

A Healing Place
841 Blossom Hill Rd., Suite 112-A
San Jose, CA 95123



Space is limited;

RSVP by calling 650-600-1735



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.



MATT COSSELL
REAL ESTATE SERVICES

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