

RANCHO SANTA TERESA NEWS

President's Message

Happy Spring, Rancho Members!

POOL OPENING: Opening Day is Saturday, April 8, with the pool opening at 1:00 PM. There are special Spring Break hours during the week before moving to special weekend hours, and holiday hours, through Memorial Day. The guest fee is \$5. Pool hours can be found on the website at www.ranchosantateresa.org.

ADULT POOL: The adult pool heat will be turned on Thursday, April 6. Please note, the adult pool is reserved for those 18 and older. Children under the age of 18, regardless of parental supervision, are not allowed to use the adult pool.

EASTER EGG HUNT: The annual event, hosted by Rancho, will be on Saturday, April 8, at 10:00 AM. See page 2 for complete information.

SUMMER STAFF: Our summer crew has been hired and training is the first weekend in April. We have a great team this year! Be sure to say hello and get to know our staff when you visit the Club. Paige, David, Jakob, & Jillian are all returning as Supervisors. We have 21 returning lifeguards and 9 new lifeguards coming on board (see page 2 for full list). Congratulations to all!

CASHLESS PAYMENTS: Rancho continues to modernize and offers cashless payment options for guest fees, snack shack purchases and swim lessons. We understand some of our younger members, and their guests, will use cash, but please help us go cashless, when you can.

POOL PARTY RESERVATIONS: Our pool party reservation link is now live! The link is www.ranchosantateresa.org/parties-rentals. This is the only way you can reserve a pool party.

SWIM LESSONS:

- Private and semi-private lessons are starting in April for members and non-members.
- We will offer 1-week, private lesson sessions, over Spring Break (April 8-16), for swimmers working to make Sea Otters.
- Our regular 2-week long group lessons will start once school is out in June. Signups and additional information can be found on the Rancho website. There may be some times when swim lessons will use the adult pool. We will minimize impact to member use and will announce those times on Facebook once they are set.

Continued on page 2.

MAIN POOL HOURS:

OPENING WEEK: SPRING BREAK

Sat 4/8 - Sun 4/16: 1 PM - 7 PM

APRIL 22 - JUNE 1

Fri 3:30 - 7 PM*

Sat & Sun 1 - 7 PM

MEMORIAL DAY: MAY 29

Mon 12:30 - 7 PM

Continued on page 2.

ADULT POOL, SPA & TENNIS COURT HOURS:

Daily 8 AM - 10 PM

OFFICE HOURS:

Tuesday & Thursday

10 AM - Noon

ONLINE DUES PAYMENTS:

Send your email address to RSTSRCoffice@gmail.com and request an online invoice.

KEY FOBBS:

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

NEXT BOARD MEETING:

Monday, April 17 • 7:30 pm

Hall Lounge

HALL RENTAL & POOL PARTY REQUESTS:

Go to the Parties-Rentals tab on the revised website at ranchosantateresa.org

COVER PHOTO:

Aqua classes are rain or shine. This photo was taken at the club before class on March 29, 2023.

RANCHO SANTA TERESA NEWS

President's Message, continued

SOLAR PROJECT: All the weather is delaying scheduled solar installations. We are still waiting to hear when it will be our turn. We will communicate those details as soon as we have the information.

NEW ACTIVITIES INTEREST: Be on the lookout for an email with a short survey coming to your inboxes soon. We want to gauge the level of interest to add Pickleball courts, and other activities, at Rancho.

Stacy



Easter Egg Hunt

The annual event, hosted by the Rancho Staff, will be on Saturday, April 8, starting at 10 AM. Families can start lining up by the front gate as early as 9:30 AM; the Easter Bunny will be there to say hi. The hunt is for HOA and Associate Members, and their grandchildren, only, and is divided into separate areas by ages. Look for signs to direct you to the right location. There will be a few special prizes for each age group! Please bring your own basket or bag for egg collection and arrive promptly; eggs go quickly!

Summer Staff

SUPERVISORS

Paige W., David P., Jakob S., and Jillian H.

SENIOR LIFEGUARDS

Abigail B., Benjamin P., Justin F., Mackenzie M., McKenna V., Nathalia J., Zachary F., Dietrich R., Kaylin W. & Jane P.

LIFEGUARDS

Alison P., Amber F., Christian P., David H., Elizabeth F., Grace G., James G., Noor Z., Refugio B., Rey G., Zachary Z., Isabella S., Jineen L., Isabella M., Teagan W., Kailey K., Claire K. James M., Camryn F., Katherine R.

MAIN POOL HOURS:

continued from front page

JUNE 2 - 13

Mon - Fri 3:30 - 7:30 PM*

Sat & Sun 1 - 7:30 PM

JUNE 14 - AUGUST 8

Sun - Thurs 12:30 - 7:30 PM

Fri & Sat 12:30 - 9 PM

AUGUST 9 - SEPTEMBER 3

Mon - Fri 3:30 - 7:30 PM*

Sat & Sun 12:30 - 7:30 PM

LABOR DAY: SEPTEMBER 4

Mon 12:30 - 7:30 PM

SEPTEMBER 8 - OCTOBER 1

Fri 3:30 - 7:30 PM*

Sat & Sun 1 - 7:30 PM

* Please note that Sea Otters and/or Stingrays will sometimes be using lanes 1 through 4 during weekdays. See complete summer hours on our website for more information.

RANCHO SANTA TERESA NEWS



OUR 2023 SEASON IS ALMOST HERE!

Our registration closed a few weeks ago and we're thrilled to have 184 swimmers, with 41 of those being new. It's wonderful to see so many returning families and we're especially excited to WELCOME all the new Sea Otters families/swimmers who are joining us this year!

Visit www.stseaotters.com for more details. You can also follow us on Facebook and Instagram, or contact Edie Fischer, chair.stseaotters@gmail.com.

MARK YOUR CALENDARS!

- 3/31: New Swimmer Tryouts - Rancho, 5 pm
 - 4/1: Team Suit Fitting Day - Lounge, 10 am-12 noon
 - 4/1: New Swimmer Tryouts - Rancho, 11:30 am
 - 4/28: New Swimmer Re-Evals - Rancho, 6 pm
 - 4/29: New Swimmer Re-Evals - Rancho, 1 pm
 - 4/30-5/12: Volunteer Sign-ups
 - May 1: First Day of Practice
 - May 20: Time Trials aka Donut Meet
 - May 27: Crossgates @ ST
 - June 3: ST @ Almaden
 - June 10: Creekside @ ST
 - June 17: ST @ Shadow Brook
 - June 24: Pinehurst @ ST
 - July 1: Bye Week
 - July 8: Champs
- (hosted by Almaden at Independence HS)



Spring into a new routine!

TRY AN AQUA FITNESS CLASS IN APRIL.

See more information on page 5.



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

Free Weekly Activities

MORNING LAP SWIM

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

Spring Break, 4/10-14: 5-7 am only

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

FRIDAY COFFEE CLUB

Enter through the front entrance of the Hall on Fridays. The fun lasts from approximately 10 AM to 12:30 PM. 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

GAME NIGHT

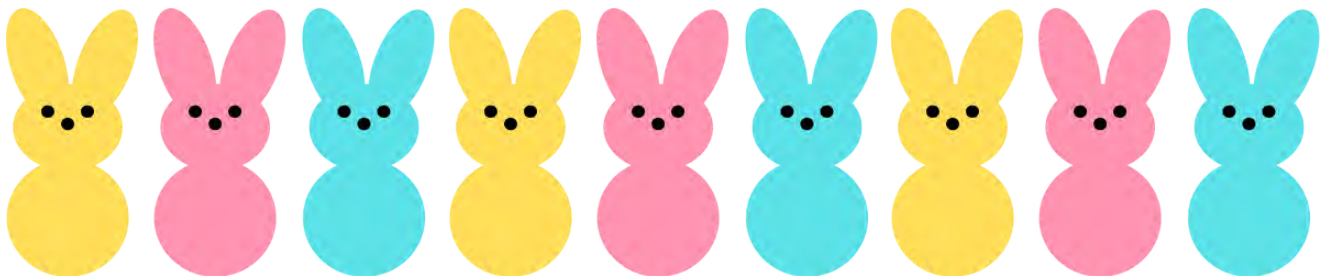
For Ages 18 & Up - Upcoming Date: 4/24

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.

POKER NIGHT

Upcoming Date: 4/21

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). Questions? Contact organizers Michael (408-772-5785) or Nick (408-829-5348)



RANCHO SANTA TERESA NEWS

Available Lessons

A & D AQUA FITNESS

APRIL 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 - April 3-28 - 12 classes - \$120 Members, \$130 Non-Members
Partial session and drop-in pricing also available.

Contact Darlene at 408-420-5916 / dvossbri@gmail.com and/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

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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.

SECOND QUARTER DUES ARE NOW DUE

Second Quarter 2023 dues are due April 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 \$120/quarterly or \$480/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



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— REAL ESTATE SERVICES —

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DRE# 01382971



RANCHO SANTA TERESA NEWS

Summarized Profit & Loss Budget vs Actual January - February, 2023

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Total 4000 Dues and Assessments	\$ 131,700.00	\$ 132,605.00	\$ (905.00)	99.32%
Total 4100 Member Lesson Income	\$ 2,450.00	\$ 2,900.00	\$ (450.00)	84.48%
Total 4200 Nonmember Lesson Income	\$ 4,582.00	\$ 6,585.00	\$ (2,003.00)	69.58%
Total 4300 Member Rental Income	\$ 2,875.00	\$ 1,630.00	\$ 1,245.00	176.38%
Total 4500 Interest on Operating Funds	\$ 2,212.89	\$ 1,400.71	\$ 812.18	157.98%
Total 4700 Services Fees & Late Fees Income	\$ 962.00	\$ 1,030.00	\$ (68.00)	93.40%
Total 4800 Other Ordinary Income	\$ (5.00)	\$ 365.00	\$ (370.00)	-1.37%
Total Income	\$ 144,776.89	\$ 146,515.71	\$ (1,738.82)	98.81%
Gross Profit				
Expenses				
Total 5000 Gross Payroll	\$ 9,691.72	\$ 10,568.00	\$ (876.28)	91.71%
Total 5100 Payroll Related Expenses	\$ 1,391.62	\$ 1,207.00	\$ 184.62	115.30%
Total 5200 Member Lesson Expenses	\$ -	\$ 71.99	\$ (71.99)	0.00%
Total 5600 Social Event Expenses	\$ 400.86	\$ 10.00	\$ 390.86	4008.60%
Total 6000 Professional Services	\$ 672.00	\$ 1,302.40	\$ (630.40)	51.60%
Total 6100 Other Outside Services	\$ 4,811.50	\$ 5,043.81	\$ (232.31)	95.39%
Total 6200 Insurance	\$ 8,574.66	\$ 8,574.66	\$ -	100.00%
Total 6300 Bank Fees	\$ 323.00	\$ 365.00	\$ (42.00)	88.49%
Total 6400 Merchant Services Bnkcrd Fees/QB Transfer fees	\$ 1,007.80	\$ 806.38	\$ 201.42	124.98%
Total 6500 General Office Expenses	\$ 820.22	\$ 1,014.20	\$ (193.98)	80.87%
Total 7000 Building and Hall Maintenance	\$ 1,865.14	\$ 1,721.50	\$ 143.64	108.34%
Total 7100 Pool Maintenance	\$ 1,414.14	\$ 4,272.40	\$ (2,858.26)	33.10%
Total 7200 Utilities	\$ 15,275.18	\$ 17,749.70	\$ (2,474.52)	86.06%
Total 7300 Reserve Funding	\$ 21,004.00	\$ 21,004.00	\$ -	100.00%
Total Expenses	\$ 67,251.84	\$ 73,711.04	\$ (6,459.20)	91.24%
Net Operating Income	\$ 77,525.05	\$ 72,804.67	\$ 4,720.38	106.48%

Rancho Santa Teresa Report

**Sell Your
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The Right Price

We'll quickly put together a custom marketing plan with an effective price. A well-priced home often generates competing offers and drives up the final sale value.

The Right Exposure

In marketing your home, we also develop a listing that emphasizes its unique aspects. We then put your home in front of buyers by establishing it on the local MLS, calling the top agents who produce the most sales in your neighborhood and reaching out to the neighbors.

Effective Internet Marketing

We host one of the top agent-owned home search website in Santa Clara County. In addition to our innovative website, we will use the Internet to make your listing highly visible including posting your home as a "Coming Soon" listing on multiple websites.

The Best Deal

When we list your home, we do so at no additional cost. When you start to get offers, we can represent you during the emotionally charged negotiating process and ensure that you get the best price, and favorable closing terms.



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Rancho Santa Teresa Report

Find Out How Much Your Rancho Santa Teresa Home Is Worth

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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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The Real Estate Report

Home Sales Prices & Sales Down

The median sales price for single-family, re-sale homes fell, month-over-month. It was down 1.2% from January. It was down 16.4% compared to last year.

The average sales price for single-family, re-sale homes was down 0.7%, month-over-month. It was down 11.2% year-over-year.

Sales of single-family, re-sale homes were down for the eighteenth month in a row, year-over-year, in February. Sales fell 36.8%. There were 302 homes sold in Santa Clara County last month. The monthly average since 2000 is 987.

The sales price to list price ratio rose from 98.9% to 101.6%.

Pending sales were down 6.5% year-over-year.

After being down, year-over-year, thirty months in a row, inventory of single-family, re-sale homes was up for the twelfth month in a row. It gained 7.3% compared to last year. As of March 5th, there were 531 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 61 days to 47 days. The average since 2003 is 89.

It took thirty 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 down 13.7% compared to last February. The average sales price fell 14% year-over-year.

Condo sales were down 48.3% year-over-year. There were 165 condos sold in February.

The sales price to list price ratio rose from 99.4% to 101.1%.

Condo inventory was up 80.1% compared to last February.

As of March 5th, there were 217 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory fell from sixty-seven to thirty-six.

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

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



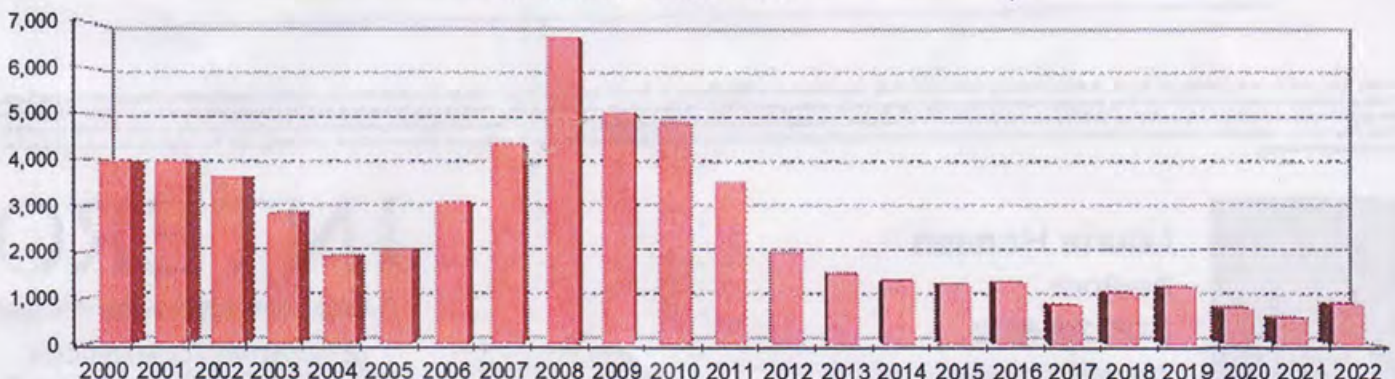
5897 Bridle Way, San Jose 95123

Class: Res. Single Family
 Beds: 3
 Baths (F/P): 2 (2/0)
 SqFt: 1,649 SqFt (Tax)
 Lot Size: 6,906 SqFt
 Elem: **Oak Ridge Elementary /**
 High: **Santa Teresa High / East**
 Public: **COMING SOON.**

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



FIRST IMPRESSIONS SELL.

With PINNACLE, no project is too big or too small. Your project coordinator will help you decide which services are needed, including but not limited to:

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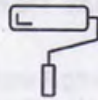
From major renovation projects to a simple coat of fresh paint, your personal project coordinator will decide what is needed to elevate your home's marketability so it stands out and shines once it hits the market. PINNACLE is designed to create a first impression that sells, and no project is too big or too small.



Renovation Projects

For anything that requires a hard hat or sledgehammer.

- ▲ New flooring
- ▲ New countertops
- ▲ Kitchen & bath improvements
- ▲ Updated HVAC and plumbing
- ▲ Roofing repairs



Cosmetic Updates

When all your home needs is a little TLC.

- ▲ Painting
- ▲ Professional staging
- ▲ Decluttering
- ▲ Window treatments
- ▲ Landscaping and fencing

THE FINE PRINT.

The PINNACLE home services program is available to home sellers who have a signed contract with an Intero agent. The design team, contractors, and home stagers offer fair costs, and payments are deferred until your home closes escrow. No hidden costs or fees. It's that simple.



Elite Services

Services that go above and beyond.

- ▲ Moving assistance
- ▲ Packing assistance
- ▲ Hauling, trash removal, and more
- ▲ Photography
- ▲ Settling-in services
- ▲ Senior services
- ▲ Deep cleaning

WE FIX IT, YOU PAY AT CLOSING!

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