

JUNE
2023

RANCHO SANTA TERESA NEWS

President's Message

Hooray, it's pool season!

POOL HOURS & ACTIVITIES: The school year is coming to an end and we are gearing up for extended pool hours. Beginning June 2, the pool will be open every day! On June 14, we move to full summer hours (see specific hours in the sidebar). From now through June 13, the Sea Otters have lanes 1-4 M-F from 3:30-7:30 PM. Lane 5 and the diving well are open for families during those times.

MOVIE NIGHTS: We hope you were able to join us last month where we played Star Wars. June's Movie Night is Friday, 6/9 at 8:00pm. By popular demand, we'll be showing Star Wars - Empire Strikes Back.

LATE NIGHT SWIM: Our first late night swim will be Saturday, June 10, and we'll be open until 10PM. We will be featuring a live band known as Afterglow and will have games and prizes!

LAP SWIM: Starting June 14, morning lap swim hours change to M-F 5-7AM. We are also offering Lane 1 in the main pool, for lap swim, M-TH from 12:00-1:00PM. Please keep in mind, the club will be open and the main pool will be in use for open swim starting at 12:30 PM. Also note, there will be school pool parties on June 8, 9 and 13, so there also will be no 9-11 AM lap swim those days.

ACTIVITIES SURVEY: Thank you to all who responded to our Activities Survey in April. We've completed, or are working to implement some of the activities/requests that had overwhelming support. Please be reminded that Activities at the club need a Lead or Sponsor, so please reach out if you're interested in coordinating an Activity (such as, table tennis tournament or Bingo). In the meantime:

- The game room has been updated.
- We are installing 11' cantilever umbrellas around the pool deck for more shade.
- We plan to update the volleyball court with a new net and sand, later this year.
- We are considering Bocce Ball in the future.
- In the Fall/Winter, we hope to offer Bingo, Oktoberfest, Halloween Scavenger/Candy Hunt, Parent's Night Out (holiday shopping) and a New Year's Eve Party.

EXISTING ACTIVITIES: Don't forget, the club currently supports a weekly Friday morning Coffee/Game Club, and monthly Poker Nights, Game Nights and Movie Nights. More information about these activities can be found on page 4.

Important information continued on page 2.

MAIN POOL HOURS:

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

* 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.

ADULT POOL

Reserved for Members 18 & Older

Daily 8 AM - 10 PM

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 FOBS:

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

NEXT BOARD MEETING:

TUESDAY, June 20 • 7 pm
Hall Lounge

HALL RENTAL & POOL PARTY REQUESTS:

Go to the Parties-Rentals tab at ranchosantateresa.org

COVER PHOTO: They're here!
The Hall is looking great with our new solar panels.

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

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

RANCHO SANTA TERESA NEWS

President's Message, continued

SEA OTTERS HOME MEETS: Sea Otters have two more home meets this season - June 10 and June 24. Rancho will not open until 2PM those days so please plan accordingly. The entire facility is completely closed to non-meet activities until the meet is over and the club opens.

THANK YOU SEA OTTERS: Thank you to the Sea Otters community for your time and for sprucing up the club last month. We truly appreciate your partnership.

SWIM LESSONS: The first session of Group Swim Lessons start on June 19 and signups are open now ([swim-lessons](#)). We also have private and semi-private lessons available for members and non-members.

POOL PARTIES: If you are looking to host a pool party at the club this summer, you can make your party request online. ([parties-rentals](#))

SOLAR UPDATE: If you've been by the club in the last few weeks, you've likely seen the vendor installing our system. We're excited about the progress!

SNACK SHACK & GUEST FEES: Don't forget, we have a great selection of snack items available for purchase, in the Club Office, so check it out when you're at the club. We'll have ice cream selections added to the offerings this month! You can pay for guest fees, pool party guest fees, and snack shack items, at the Office, using a credit card, Google or Apple Pay.

POOL ACCESS: If you are not current in your dues, the staff will inform you of any outstanding balance when you attempt to check-in at the front window. Dues must be current in order to use the club facilities. If we have your email address on file, you can get email reminders for dues, as well as pay online.

NEIGHBORHOOD HAPPENINGS: Check out a new section of the newsletter, with information on other things happening around our area, on page 6.

Stacy

LOST AND FOUND

Are you or your kids missing some items? Our Lost and Found, located outside the locker rooms, is overflowing. There are many items that surely are being missed by their owners. Please check it out the next time you are at the pool.



RANCHO SANTA TERESA NEWS



The Santa Teresa Sea Otters are a Non-Profit Organization.

We have officially kicked off our season, complete with one dual meet win! On May 20 we had our Time Trials meet (aka: the Donut Meet) and on May 27 we hosted our first Dual Meet of the season, welcoming the Crossgates Gators to our pool. Thank you to our families, Coaching Staff, and Sea Otters Board, for getting the season off to a great start!

We have two more home meets this month, and two away meets:

- June 3: @ Almaden Dolphins
- June 10: HOME vs. Creekside Cudas
- June 17: @ Shadow Brook Sharks
- June 24: HOME vs. Pinehurst Piranhas

CHAMPS will be hosted by Almaden this year on July 8 at Independence High School.

If you're interested in supporting the team, feel free to participate in our upcoming restaurant fundraisers:

- June 7, Chipotle (Blossom Hill)
- June 17, Kona Ice (at the pool)
- June 25, Vitality Bowl (Village Oaks)

Please join us at the pool on June 17 for our Cardboard Boat Regatta. Sea Otters entries should arrive at 4:30 pm, Staging & Judging is at 5 pm and the Regatta will start at 6:00 pm.

Lastly, we will be moving to morning practices on Wednesday, June 14. See schedule below.

2023 SEASON SCHEDULE

- 6/2: Freestyle Friday* / Secret Sea Otters Delivery #3 / Decorate Car for Away Meet
6/3: ST @ Almaden
- 6/7: Restaurant Night Fundraiser - Chipotle Blossom Hill
- 6/9: Freestyle Friday* / Secret Sea Otters Delivery #4
6/10: Creekside @ ST
- 6/14: Shift to Summer Practice Schedule
- 6/16: Freestyle Friday* / Secret Sea Otters Delivery #5 / Decorate Car for Away Meet
6/17: ST @ Shadow Brook
- 6/17: Cardboard Boat Regatta & Kona Ice Fundraiser
- 6/23: Freestyle Friday* / Secret Sea Otters Delivery #5
6/24: Pinehurst @ ST
- 6/25: Restaurant Night Fundraiser - Vitality Bowl
- 6/30: Freestyle Friday*
- 7/1: Bye Week - No Meet
- 7/3-7: Spirit Week
- 7/7: Pancake Breakfast / Sea Otters Delivery #7 & Reveal / Decorate Car for Champs
- 7/8: Champs** (hosted by Almaden at Independence HS)
- 7/8: After CHAMPS Party, Rancho
- 7/10: Awards Night, Rancho

*Bring dinner to the pool and socialize with Otters

SUMMER PRACTICE SCHEDULE - June 14 - July 7

AGE GROUPS (Mon - Fri)

- 16-18 • 7:30 - 8:30 am
- 11-12 • 8:30 - 9:30 am
- 9-10 • 9:30 - 10:30 am
- 7-8 • 10:30 - 11:30 am
- 6 & Under • 11:30 am - 12:15 pm
- 13-15 • 7:30 - 8:30 pm

EVENING PRACTICE (Mon - Wed Only)

All Ages • 7:30 - 8:15 pm

*Please note, evening practices will be reserved for swimmers who have camp/school/work conflicts that exclude them from attending their age groups' morning practice

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

RANCHO SANTA TERESA NEWS

Free Weekly Activities

MORNING LAP SWIM

Mon - Fri, 5-7 and 9-11AM THROUGH 6/12

NO 9-11 AM LAP SWIM ON JUNE 8, 9 & 13

Mon - Fri, 5-7 and 12-1 PM* STARTING 6/14

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

* Please keep in mind, the club will be open and the main pool will be in use for open swim starting at 12:30PM.

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.



**COME ON IN,
THE WATER'S FINE!**

Try a refreshing warm weather workout!

See more information on page 5.

 **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

Monthly Events

GAME NIGHT

For Ages 18 & Up - Upcoming Date: 6/26

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.

POKER NIGHT

Upcoming Date: 6/16

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

JUNE 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 - June - 13 classes - \$130 Members, \$140 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



SERVING OUR NEIGHBORHOOD

Customer Reviews

Professional, very hard working, polite and reasonable, they did a Great job painting all the rooms inside and it looked wonderful.
Heather S / Yelp Review

Read more reviews on Yelp & Google

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RANCHO SANTA TERESA NEWS

Neighborhood Happenings

THE FARMER'S MARKET IS BACK!

Santa Teresa Farmer's Market is open again, every Saturday from 9AM-1PM at 6232 Santa Teresa Blvd (Kaiser/Library parking lot). Shop a variety of fresh fruits and vegetables, as well as other stands such as baked goods, eggs, honey, and more!

TINY HOMES PROTEST

Join concerned citizens on Saturday, June 3, to protest against bringing Homeless Tiny Homes to the neighborhood. Protesters will convene from 11 AM until 12 Noon at the Cottle VTA Station. Event organizers hope to encourage the VTA Board to reject the City of San Jose proposal to designate the station as a Tiny Homes site, and to keep the parking lot for VTA riders.

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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 PAST DUE

Second Quarter 2023 dues were 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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Matt@MattCossellTeam.com

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kw
KELLERWILLIAMS.

RANCHO SANTA TERESA NEWS

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

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Total 4000 Dues and Assessments	\$ 193,280.00	\$ 197,386.00	\$ (4,106.00)	97.92%
Total 4100 Member Lesson Income	\$ 11,660.00	\$ 9,509.00	\$ 2,151.00	122.62%
Total 4200 Nonmember Lesson Income	\$ 10,340.00	\$ 12,980.00	\$ (2,640.00)	79.66%
Total 4300 Member Rental Income	\$ 9,053.00	\$ 7,200.00	\$ 1,853.00	125.74%
Total 4500 Interest on Operating Funds	\$ 5,099.93	\$ 2,801.33	\$ 2,298.60	182.05%
Total 4600 Social Event Income	\$ 160.80	\$ 36.00	\$ 124.80	446.67%
Total 4700 Services Fees & Late Fees Income	\$ 1,699.15	\$ 1,480.00	\$ 219.15	114.81%
Total 4800 Other Ordinary Income	\$ 670.00	\$ 1,057.00	\$ (387.00)	63.39%
Total Income	\$ 231,962.88	\$ 232,449.33	\$ (486.45)	99.79%
Gross Profit	\$ 231,962.88	\$ 232,449.33	\$ (486.45)	99.79%
Expenses				
Total 5000 Gross Payroll	\$ 36,285.80	\$ 27,398.36	\$ 8,887.44	132.44%
Total 5100 Payroll Related Expenses	\$ 4,394.98	\$ 3,127.00	\$ 1,267.98	140.55%
Total 5200 Member Lesson Expenses	\$ -	\$ 196.12	\$ (196.12)	0.00%
Total 5600 Social Event Expenses	\$ 1,093.42	\$ 273.75	\$ 819.67	399.42%
Total 5800 Other Member Services	\$ 342.02	\$ 184.80	\$ 157.22	185.08%
Total 6000 Professional Services	\$ 6,900.50	\$ 2,457.40	\$ 4,443.10	280.80%
Total 6100 Other Outside Services	\$ 10,562.00	\$ 10,018.63	\$ 543.37	105.42%
Total 6200 Insurance	\$ 17,149.32	\$ 17,149.32	\$ -	100.00%
Total 6300 Bank Fees	\$ 416.00	\$ 643.00	\$ (227.00)	64.70%
Total 6400 Merchant Services Bnkcrd Fees/QB Transfer fees	\$ 1,785.03	\$ 1,138.54	\$ 646.49	156.78%
Total 6500 General Office Expenses	\$ 6,498.39	\$ 4,276.80	\$ 2,221.59	151.95%
Total 6800 Taxes and Licenses	\$ 1,141.63	\$ 1,238.60	\$ (96.97)	92.17%
Total 7000 Building and Hall Maintenance	\$ 11,887.58	\$ 9,492.60	\$ 2,394.98	125.23%
Total 7100 Pool Maintenance	\$ 5,881.65	\$ 9,787.80	\$ (3,906.15)	60.09%
Total 7200 Utilities	\$ 34,235.77	\$ 39,040.90	\$ (4,805.13)	87.69%
Total 7300 Reserve Funding	\$ -	\$ 42,008.00	\$ (42,008.00)	0.00%
Total Expenses	\$ 138,574.09	\$ 168,431.62	\$ (29,857.53)	82.27%
Net Operating Income	\$ 93,388.79	\$ 64,017.71	\$ 29,371.08	145.88%
Other Income				
Total 9000 Reserve Fund Income	\$ 4,681.67	\$ -	\$ 4,681.67	
Total Other Income	\$ 4,681.67	\$ -	\$ 4,681.67	
Total 9500 Reserve Fund Expenditures	\$ 2,275.59	\$ -	\$ 2,275.59	
Total Other Expenses	\$ 2,275.59	\$ -	\$ 2,275.59	
Net Other Income	\$ 2,406.08	\$ -	\$ 2,406.08	
Net Income	\$ 95,794.87	\$ 64,017.71	\$ 31,777.16	149.64%

Rancho Santa Teresa Report

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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.

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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.

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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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- 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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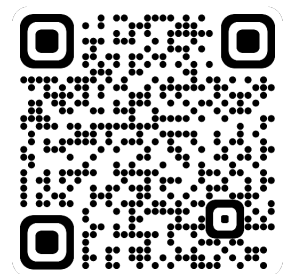
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Laurie & Michelle

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The Real Estate Report

Sales Prices & Sales Continue to Fall

The median sales price for single-family, re-sale homes rose, month-over-month. It was up 5.9% from March. It was down 8.2% compared to last year.

The average sales price for single-family, re-sale homes was up 3.3%, month-over-month. It was down 8.9% year-over-year.

Sales of single-family, re-sale homes were down for the twentieth month in a row, year-over-year, in April. Sales fell 45.4%. There were 526 homes sold in Santa Clara County last month. The monthly average since 2000 is 987.

The sales price to list price ratio rose from 102.9% to 104.8%.

Pending sales were down 10.1% year-over-year.

After being up, year-over-year, thirteen months in a row, inventory of single-family, re-sale homes was down 22.8% compared to last year. As of May 5th, there were 644 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, rose from 31 days to 36 days. The average since 2003 is 89.

It took nineteen 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 12.1% compared to last April. The average sales price fell 8% year-over-year.

Condo sales were down 56.8% year-over-year. There were 218 condos sold in April.

The sales price to list price ratio rose from 101.5% to 103.2%.

Condo inventory was down 35.9% compared to last April.

As of May 5th, there were 227 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory stayed at thirty.

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

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



*Sold in 5 Days \$1,510,000
 3 Bd/2 Ba, 1649 SF*

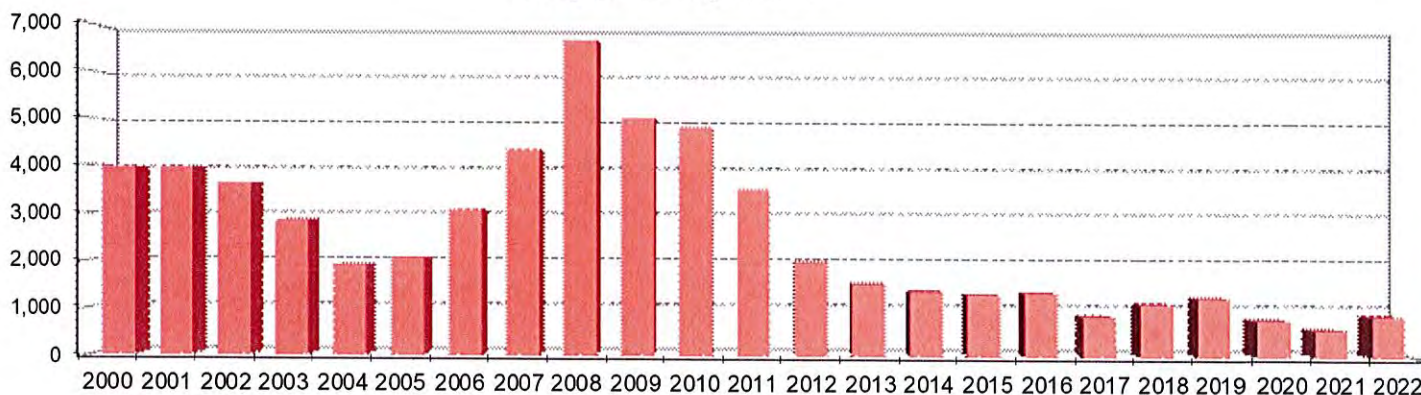
VISIT

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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

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Services that go above and beyond.

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

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