

RANCHO SANTA TERESA NEWS

President's Message

Hello Rancho Families,

SEA OTTERS ARE IN THE WATER: The Sea Otters will be practicing on weekday afternoons and evenings in May. During main pool hours on Fridays, one swim lane, as well as the diving well, will be available to members when the Otters are practicing. Don't forget that the facilities (including adult pool, spa, tennis courts, and kiddie pool) are closed to member use on Sea Otters home meet days until 2:00 pm. Home Meet dates are: 5/20, 5/27, 6/10, 6/24.

SEA OTTERS SERVICE PROJECT: If you're a former or current Sea Otters family, please consider joining the team for their 2nd Annual Sea Otters/Rancho Service Project on Saturday, May 13th at 10:00am. Rancho is very grateful for the partnership with Sea Otters and is thrilled the team is coming back again to spruce up the club this Season. See page 2 for more details.

MEMORIAL DAY PARTY: Join us Monday, May 29, from 12:30- 7:00 pm for our Memorial Day Celebration. We'll have games, food and music. More information including activity schedule will be e-mailed to members and posted on Facebook closer to the event date.

ADULT POOL: 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.

SNACK SHACK & GUEST FEES: We have a great selection of snack items available for purchase, in the Office, so check it out when you next visit the club. Last month's newsletter mentioned modernizing the club - you can not only pay your dues, online, but 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.

MOVIE NIGHTS: We hope you were able to join us last month for The Sandlot. May's Movie Night is Friday, 5/12 at 8:00pm. We'll be showing a Star Wars movie so come dressed as your favorite Star Wars character, and expect Star Wars-related treats. May the Force Be With You!

SOLAR UPDATE: It looks like the solar installation will begin May 8th. There will be equipment dropped off on May 5th. If there is any impact to our club hours and use, we will send emails and post to Facebook. Please be sure you have an email address on file with the Office. Please email rstsrcoffice@gmail.com to add an email to your account.

Continued on page 2.

MAIN POOL HOURS:

APRIL 22 - JUNE 1

Fri 3:30 - 7 PM*

Sat & Sun 1 - 7 PM

MEMORIAL DAY: MAY 29

Mon 12:30 - 7 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:

Monday, May 15 • 6 pm

Hall Lounge

HALL RENTAL & POOL PARTY REQUESTS:

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

COVER PHOTO: Time to dive in to the 2023 swim season. Photo courtesy Victor Bittorf.

RANCHO SANTA TERESA NEWS

President's Message, continued

SWIM LESSONS: Limited private and semi-private swim lessons have started. Prices, sign-ups and descriptions can be found on the website (swim-lessons). Group lessons start in June, with sign-ups available now. There will be more lesson capacity once school is out for the summer, so if you are looking for swim lessons this year, sign up early.

GAME ROOM IS OPEN: During main pool hours, game room equipment can be checked out from the office by leaving a shoe with the staff. There is a recovered pool table, foosball, a new air hockey table, and a ping pong table available to play. Please note, the game room is not available if the Hall is being rented that day. Also, don't forget, we have a shuffle ball court between the basketball net and the volleyball court. You can check-out shuffle ball equipment at the office, as well.

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)

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.

- Stacy



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

2nd Annual Sea Otters Community Service Project

Calling all Rancho HOA and Associate Members!!! Please consider joining the Sea Otters swim team on Saturday, May 13, from 10 am - 12 noon for their 2nd Annual Sea Otters Community Service Project to benefit the Rancho Santa Teresa Swim & Racquet Club.

Last year the Sea Otters kicked off this event as a way to show their appreciation and gratitude for our strong and long standing relationship. Volunteering not only benefits the appearance and well-being of the Club, but it also brings us together and creates a sense of unity. It is a way to pay it forward and make a positive impact on the Club and those around us.

During the event, we will be doing activities such as back parking lot clean up, painting, staining and surrounding property and general landscaping clean up. In addition to your sunscreen, water bottle and working gloves, please bring any extra wheel barrels, brooms, hoes, shovels and rakes you may have to help make our work more efficient (please label personal equipment).

We look forward to seeing you all there! Please contact Edie or Scott Fischer with any questions.

RANCHO SANTA TERESA NEWS



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

www.stseaotters.com

Our Sea Otters will be in the water for the first day of practice on Monday, May 1. Our Head Coach Jerry Bozzo, will be working alongside Coaches Andrew, Ben, David, Jalen, Jessica, Joey, Kyra and Mark. And we are especially pleased to welcome back Coach Les at the end of the month!

We have three short weeks before our Time Trials meet on May 20. Then on the following Saturday we host our first Dual Meet against the Crossgates Gators on May 27.

We have several exciting events and activities coming up this month. Our full season's schedule is below and can be found at www.stseaotters.com.

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

SCHOOL YEAR PRACTICE SCHEDULE

MAY 1 - JUNE 13**

- 6 & Under • 3:30 - 4:15 pm
- 7-8 • 3:30 - 4:30 pm
- 9-10 • 4:30 - 5:30 pm
- 16-18 • 5:30 - 6:30 pm
- 11-12 • 6:15 - 7:30 pm
- 13-15 • 7:30-8:30 pm

***Please note that we will shift to the summer practice schedule mid-week on Wed, Jun 14*

2023 SEASON SCHEDULE

- 4/30-5/12: Volunteer Sign-ups
- 5/1: First Day of Practice**
- 5/5: Freestyle Friday*
- 5/8-12: Secret Sea Otter Sign-Ups
- 5/8: New Family Orientation 3:30 pm
- 5/9: New Family Orientation 6:30 pm
- 5/10: Team Picture Day 3:30 - 6 pm
- 5/12: Freestyle Friday*
- 5/13: Sea Otters Rancho Service Project 10 am - Noon
- 5/19: Freestyle Friday* / Secret Sea Otters Delivery #1
- 5/20: Time Trials aka Donut Meet**
- 5/20: P'Otterluck Dinner & Spirit Wear Swap - 5:30 pm
- 5/25: Restaurant Night Fundraiser - Mod Pizza
- 5/26: Freestyle Friday* / Secret Sea Otters Delivery #2
- 5/27: Crossgates @ ST**
- 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)

**Bring dinner to the pool and socialize with Otters*

RANCHO SANTA TERESA NEWS

Free Weekly Activities

MORNING LAP SWIM

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

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.



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Monthly Events

GAME NIGHT

For Ages 18 & Up - Upcoming Date: 5/22 (Not the last Monday of month due to Memorial Day)

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: 5/19

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). 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 - May 1-31 - 14 classes - \$140 Members, \$150 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

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



BEFORE



AFTER

MATT COSSELL
— REAL ESTATE SERVICES —

408.761.3271
Matt@MattCossellTeam.com

DRE# 01382971



kw
KELLERWILLIAMS

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.

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RANCHO SANTA TERESA NEWS

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

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Total 4000 Dues and Assessments	\$ 162,360.00	\$ 165,646.00	\$ (3,286.00)	98.02%
Total 4100 Member Lesson Income	\$ 3,700.00	\$ 5,000.00	\$ (1,300.00)	74.00%
Total 4200 Nonmember Lesson Income	\$ 7,161.00	\$ 9,815.00	\$ (2,654.00)	72.96%
Total 4300 Member Rental Income	\$ 5,625.00	\$ 4,900.00	\$ 725.00	114.80%
Total 4500 Interest on Operating Funds	\$ 3,669.15	\$ 2,101.02	\$ 1,568.13	174.64%
Total 4700 Services Fees & Late Fees Income	\$ 912.00	\$ 1,030.00	\$ (118.00)	88.54%
Total 4800 Other Ordinary Income	\$ 670.00	\$ 760.00	\$ (90.00)	88.16%
Total Income	\$ 184,097.15	\$ 189,252.02	\$ (5,154.87)	97.28%
Expenses				
Total 5000 Gross Payroll	\$ 15,691.59	\$ 15,768.28	\$ (76.69)	99.51%
Total 5100 Payroll Related Expenses	\$ 2,201.12	\$ 1,800.00	\$ 401.12	122.28%
Total 5200 Member Lesson Expenses	\$ -	\$ 155.07	\$ (155.07)	0.00%
Total 5600 Social Event Expenses	\$ 643.23	\$ 10.00	\$ 633.23	6432.30%
Total 6000 Professional Services	\$ 2,789.00	\$ 1,879.90	\$ 909.10	148.36%
Total 6100 Other Outside Services	\$ 7,567.00	\$ 7,258.11	\$ 308.89	104.26%
Total 6200 Insurance	\$ 12,861.99	\$ 12,861.99	\$ -	100.00%
Total 6300 Bank Fees	\$ 371.00	\$ 528.00	\$ (157.00)	70.27%
Total 6400 Merchant Services Bnkcrd Fees/QB Transfer fees	\$ 1,339.71	\$ 954.28	\$ 385.43	140.39%
Total 6500 General Office Expenses	\$ 4,475.60	\$ 1,534.50	\$ 2,941.10	291.67%
Total 6800 Taxes and Licenses	\$ 1,141.63	\$ -	\$ 1,141.63	
Total 7000 Building and Hall Maintenance	\$ 9,788.18	\$ 6,501.77	\$ 3,286.41	150.55%
Total 7100 Pool Maintenance	\$ 3,527.08	\$ 4,969.80	\$ (1,442.72)	70.97%
Total 7200 Utilities	\$ 26,162.09	\$ 26,154.70	\$ 7.39	100.03%
Total 7300 Reserve Funding	\$ 31,506.00	\$ 31,506.00	\$ -	100.00%
Total Expenses	\$ 120,065.22	\$ 111,882.40	\$ 8,182.82	107.31%
Net Operating Income	\$ 64,031.93	\$ 77,369.62	\$ (13,337.69)	\$ (0.10)



Laurie & Michelle

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The Real Estate Report

Home Sales Prices & Sales Continue to Fall

The median sales price for single-family, re-sale homes rose, month-over-month. It was up 11.9% from February. It was down 13.3% compared to last year.

The average sales price for single-family, re-sale homes was up 6.2%, month-over-month. It was down 12.5% year-over-year.

Sales of single-family, re-sale homes were down for the nineteenth month in a row, year-over-year, in March. Sales fell 26.9%. There were 593 homes sold in Santa Clara County last month. The monthly average since 2000 is 987.

The sales price to list price ratio rose from 101.6% to 102.9%.

Pending sales were down 23.5% 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 thirteenth month in a row. It gained 3.2% compared to last year. As of April 5th, there were 614

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 47 days to 31 days. The average since 2003 is 89.

It took twenty-five 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 6.7% compared to last March. The average sales price fell 9% year-over-year.

Condo sales were down 44.8% year-over-year. There were 245 condos sold in March.

The sales price to list price ratio rose from 101.1% to 101.5%.

Condo inventory was down 3.6% compared to last February.

As of April 5th, there were 244 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory fell from thirty-six to thirty.

It took an average of twenty-five days to sell a condo last month.

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



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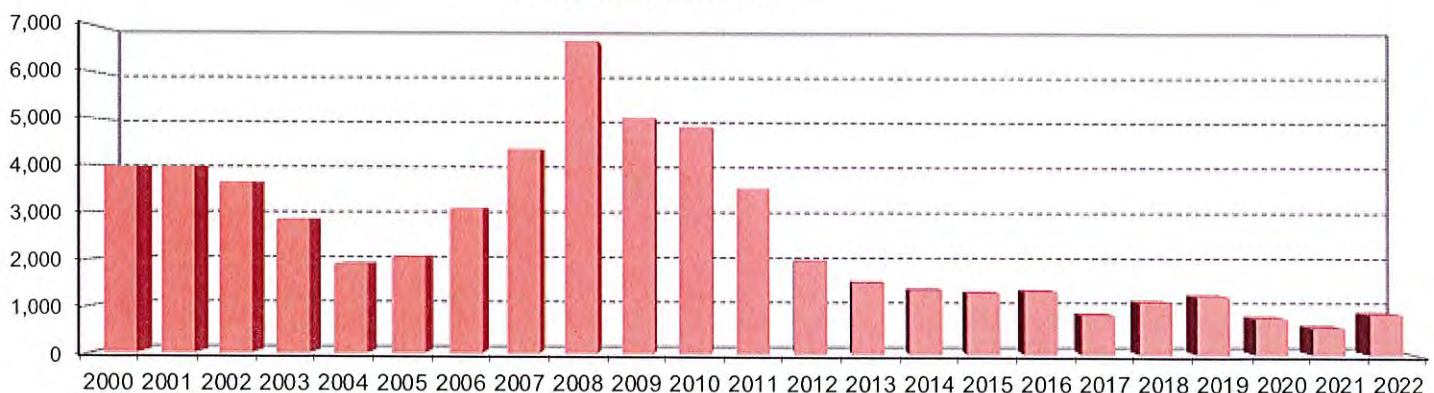
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Santa Clara County

Average Active Listings SFR YTD



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Renovation Projects

For anything that requires a hard hat or sledgehammer.

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- ▲ Updated HVAC and plumbing
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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.



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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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Rancho Santa Teresa Report

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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

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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