



*January - February 2018*

**2018 Dues, Board Election, Updated Bylaws & Directory**

It's that time of year again, when FLEHA dues are due and Board members are elected. (As explained in the Nov-Dec newsletter: The FLEHA Board of Directors consists of five elected members, each serving a two-year term. Three current Board members — President, VP, and Treasurer — are up for re-election in January 2018. Only Unit 2 residents may vote and run for election.) This year we are also asking association members to approve our revised Bylaws and to provide updated contact information for a new edition of our neighborhood directory, which will publish in 2018. To that end, please note the following:

- ◆ Packets containing election + directory update materials mail to every HOA member on January 1. (Unit 1 residents will receive a different mailing, inviting them to join our association and pay voluntary dues.)
- ◆ As instructed in your packet, please complete your ballot and directory update form, enclose your \$250 association dues, and **return everything to FLEHA by February 1, 2018.**
- ◆ **Please sign the upper left corner of the return envelope so that your ballot can be counted!!**

Thank you for your help in making this year's process smooth and efficient. Election ballots will be tabulated at the March 13 General Meeting. Hope to see you there to help welcome your Board!

**Happy New Year!**

-SM-

**UPCOMING EVENTS**

Jan 1	New Year's Day
Jan 9	FLEHA Board Meeting
Jan 15	Martin Luther King Jr. Day
Feb 2	Ground Hog Day
Feb 4	Rosa Parks Day
Feb 12	Abraham Lincoln's Birthday
Feb 13	FLEHA Board Meeting
Feb 14	Valentine's Day
Feb 19	President's Day

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**FLEHA Board of Directors**

<b>President</b>	Jennifer Makol	president@fleha.org
<b>Vice President</b>	Susie Barr	vp@fleha.org
<b>Treasurer</b>	Rich Wise	treasurer@fleha.org
<b>Secretary</b>	Chris Vadnais	secretary@fleha.org
<b>Member @ Large</b>	Sharon Russo	memberatlarge@fleha.org

**Admin Support/Newsletter Editor**

Susan Moss

info@fleha.org

**NEWSLETTER SUBMISSIONS:** Published 6x/year. Submissions and revisions for Mar-Apr issue must be received by February 22 at info@fleha.org.

## Introducing...

### ***Humans of Folsom Lake Estates***

Have you seen the Humans of New York ("HONY") blog and bestselling books ([www.humansofnewyork.com](http://www.humansofnewyork.com))? According to Brandon Stanton, the creator, "*HONY began as a photography project in 2010. The initial goal was to photograph 10,000 New Yorkers on the street...I began to interview my subjects...And alongside their portraits, I'd include quotes and short stories from their lives.*" HONY now has over 20 million followers on social media and includes stories from over 20 countries! As an homage to this cultural phenomenon, and a tribute to our own community, we are launching the new series: ***Humans of Folsom Lake Estates ("HOFLE")***, featuring FLE residents who answer random questions that allow us a peak into their interesting lives. Keep your eyes peeled for the roving photographer and upcoming spotlights on your neighbors!

**-SM-**



**Gerardo**

**What is the first thing you do after work?** *I start cooking!! The process actually begins way before I finish work. I'm always thinking about coming home to my beautiful wife, and what I'm going to cook for that night's dinner with her. I love to cook. It relaxes me and is my way of processing through what happened that day at the office, especially if I add in a nice glass of wine or beer! It's my way to unwind. It's very therapeutic.*

**What's the craziest thing you have ever eaten?** *I've eaten several things that many people would consider crazy. I've had alligator tail, which tasted like chicken(!), and cow eyes, both in Mexico. Back home in Venezuela, I had wild boar, which my cousin caught, and iguana, which also tasted like chicken! Last but not least, I tried duck tongue at a Chinese restaurant.*

**If you could fly anywhere tomorrow, where would you go, and why?** *That's simple! I would go to Barcelona, the international mecca of cuisine! That's where the top chefs go to learn and invent. I think Barcelona has the highest number of restaurants per capita in the world. Not to mention they speak Spanish – the*

*motherland! I'd also like to walk the Camino, not for religious reasons, but to enjoy the beautiful scenery and small villages it passes through, and to meet people from all over the world.*

**What would be your first question after waking up from being cryogenically frozen for 100 years?** *So that would mean 2118? I supposed I'd ask something like, "How do I look?!" But on a serious note, I would ask if we were still a democracy. And if not, I'd need a go-back-to-sleep plan! I'm not sure I'd want to be frozen, if it meant that when I woke up everyone I cared about was gone, so I'd probably have to do the Friends & Family Plan!!*

**How do you like to relax at the end of the day?** *Oh, this is easy: Netflix!!*

**What's the strangest job you've ever had?** *I've had a series of very strange jobs, but the strangest would have to be as a Girl Friday for a psychiatrist in Honolulu, when I was a 19-year-old student. I had to do things like take a psychological test, run personal errands like fetching him some milk, and since I had no car I had to take the bus or walk to do those tasks. I've also done a lot of tv jobs in Japan, emceeing, interviewing, playing games, travel reporting. In northern Japan I interviewed and stayed overnight at an animal farm run by a man who had a distinct philosophy about how humans and animals should interact. For example, he kept a pony inside the house, and the pony would hang around when we ate, and sit on the couch and watch tv with us! Very strange situation. He even had a bison...but not in the house!*

**What age do you wish you could permanently be?** *I could see being 52 forever -- not too wrinkly yet! Plus my sister and sister-in-law would still be alive, and I'd still have both my parents.*



**Maya**

**Folsom Lake Estates Homeowners Association  
Board Meeting – October 10, 2017, 7pm  
Raley's Event Center, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Jennifer Makol, Susie Barr, Chris Vadnais, Sharon Russo, Rich Wise
- **Unit 2:** Susan Moss, Judy Masters
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident commented that the BBQ event was nicely done, and the renovated tennis court looks nice.

**REVIEW OF APPROVED SEPTEMBER MINUTES**

**TREASURER'S REPORT:** The current balance stands at approximately \$130,000, which is approximately \$32,000 less than the same time last year. Year-to-date expenses are approximately \$84,000, leaving accounts in good standing.

**COMMITTEE REPORTS**

- **Architectural Review**
- **Park Committee:**
  - Jennifer to verify if Kris Johnson will continue managing the committee, or if it should be dissolved.
  - Approved purchase of new garbage can lid, so that all four cans are covered.

**OLD BUSINESS**

- **Interest-bearing Bank Account:** The Board agreed to leave funds in our current account. Davis-Stirling recommends keeping separate bank accounts for operating expenses and reserves, but it is not required under our Bylaws, and is not necessary for our HOA since FLEHA operates on a cash basis, and our reserves are not in our monthly and annual budgets.
- **Reserve Study:** The Study has been reviewed and approved, but Rich/Chris will clarify if it advises us to put \$14k/year in reserves on top of the 86k we already have. It will be attached to the Nov-Dec newsletter and posted on the FLEHA website.
- **Updated Bylaws:** Rich will review the Board's questions with the attorney: Definition of vacant lot/can Board act on unoccupied lots with weed/fire safety issues; can owners who rent their FLE homes be required to provide a mailing address to FLEHA. Decided to hold off, for now, on adding a fine schedule to our Bylaws. Noted that topics allowed for Executive Session are outlined in the Bylaws.

**NEW BUSINESS**

- **Print Version of Newsletter:** Agreed to continue offering a print version, but raise the annual subscription to \$20/year for 2018, to reflect actual costs of such service. The January 1 dues/election materials will be adjusted accordingly.
- **Board Meeting Protocol:** The Board wants to maintain a friendly, inviting atmosphere at meetings, but agrees that proper protocol is for members to only speak briefly during the Open Forum/Homeowner Comments section. Jennifer will write a suggested opening statement to be read to attendees and included with the emailed agendas. Topics introduced by members that require more in-depth discussion/analysis may be continued during a subsequent General meeting or Executive Session.
- **Annual Policy Statement:** Reviewed the entire sample packet and agreed on what is to be included in ours. Notably: Add "Liens" paragraph to "Delinquent Assessment Collection Policy Statement" (agreed to raise this penalty fee from \$115 to \$300 + the costs of filing the lien), and a fee of \$4.50/copy for mailing Minutes to the "Right to Receive Copies of Meeting Minutes"; delete direct deposit paragraph, "Fast Track Rules," and "Schedules of Monetary Fines." Admin will customize the document for FLEHA's purpose, and forward to Board for approval, so that it can be included with the Nov-Dec newsletter and posted on the FLEHA website. It was noted that if members have not granted permission to FLEHA to send general notifications/legal documents by email, then the HOA must send them by mail or physically post them somewhere in the neighborhood. If the Board and Admin are unable to get 100% email permission, then it was agreed a posting site would be established on the back of the park sign.
- **Annual Budget:** Approved and will be attached to the Nov-Dec newsletter and posted on the FLEHA website.
- **Corrections to Website:** Several details will be corrected/updated.

**The meeting was adjourned at 8:15pm, 5/0/0, with an Executive Session immediately following.**

**Folsom Lake Estates Homeowners Association  
Board Meeting – November 14, 2017, 7pm  
Raley's Event Center, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Jennifer Makol, Susie Barr, Chris Vadnais, Sharon Russo, Rich Wise
- **Unit 2:** Susan Moss, Judy Masters
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident commented on our neighborhood's sub-standard internet reception, prompting a discussion of whether a resident/volunteer might tackle this issue some time in the future.

**REVIEW OF TOPICS COVERED IN LAST EXECUTIVE SESSION**

**REVIEW OF APPROVED OCTOBER MINUTES**

**TREASURER'S REPORT:** The current balance stands at approximately \$110,000, which is approximately \$51,000 less than the same time last year. Year-to-date expenses are approximately \$104,000, leaving accounts in good standing.

**COMMITTEE REPORTS**

- **Architectural Review:**
- **Park Committee:**
  - It was decided that the Park Committee should disband.
  - New garbage can lid in place, and HOA announcements display affixed to the back of the park sign.

**OLD BUSINESS**

- **Updated Bylaws:** Rich confirmed the following with the attorney...
  - Proposed Bylaws must be presented to and voted on by the HOA membership. For the revisions to pass, a 51% majority of our membership must vote, and a majority of those voters must agree to pass the updates.
  - Voting must be completed via paper ballots.
  - The proposed Bylaws can be provided to the membership via mail, email, or website. The Board agreed it is most expedient to do the following: Post on the FLEHA website copies of the proposed new Bylaws, a "redline" of the current Bylaws showing the proposed revisions, and a summary of the proposed changes; inform the HOA membership via email that those documents are available on the website for their review prior to voting; and include the summary of proposed changes along with the paper ballots.
  - The same ballot and ballot envelope can be used for the Board election and the proposed Bylaws.
  - The Board is allowed to approve new Bylaws, without a neighborhood vote, if the changes are being implemented to reflect revised legislation.
  - The Board is allowed to create new rules (for example, to clarify our Nuisance clause), per Item 9.01(d). They do not become a part of the CC&Rs or the Bylaws, and cannot conflict with any governing laws. New rules must be published to the membership (posted at the park, included in the Minutes, or sent by email), after which members have 30 days to comment before the Board can approve them. There is some potential for members to be exempt from the new rules due to grandfather rights.
  - We must inform association members of the new rule allowing the HOA to cancel future annual Board elections when the number of candidates is equivalent to the number of open positions.
  - Only those topics listed in revised Item 8.08 may be discussed during Executive Sessions.
  - The Board can create a rule requiring owners who rent out their FLE homes to provide their mailing address, which will be used for all correspondence.
- **Hold Harmless Agreement:** The attorney will draft a reciprocal agreement for contractors.

**NEW BUSINESS**

- **Board Meeting Schedule for 2018:** Distributed to Board.
- **Opening statement at General Board Meetings:** When a non-Board member attends, the President will outline the protocol for when s/he may participate. If s/he proposes a subject for discussion, the Board will decide if it should be discussed immediately, or put on the agenda for a future General, Executive, or Special meeting.

**The meeting was adjourned at 7:50pm, 5/0/0.**



# Spreading *Holl*oliday Cheer





**Special thanks to Joe Blair, Ron Fay, Garen McCune, Randy Smith, all of the luminary captains, key workers, and assemblers, plus South Placer Fire District, for making this a sparkly, luminous *hohoholiday* to remember!**



### BOARD MEETING AGENDAS\*

**Tuesday, January 9, 2017, 7pm  
Raley's Event Center, Granite Bay**

- Open Forum/Homeowner Comments
- Review of Approved November Minutes
- Treasurer's Report
- Committee Reports
  - Architectural Review
- Old Business
- New Business

**Tuesday, February 13, 2017, 7pm  
Raley's Event Center, Granite Bay**

- Open Forum/Homeowner Comments
- Review Topics from Previous Executive Session
- Review of Approved January Minutes
- Treasurer's Report
- Committee Reports
  - Architectural Review
- Old Business
- New Business

*\* Agendas subject to change.*

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**Ivan:** Age 13 (Boy Scout and 8th grader at Cavitt). Weekly lawn care, dog walking (3 times per week), and car washing. **Call** [797-6138](tel:797-6138) or email [iterpeluk@gmail.com](mailto:iterpeluk@gmail.com)

**Will Hubred:** Cavitt Jr. High Student. Pet sitting, walking dogs, mowing, and odd jobs around the house and yard. **Call** [787-1577](tel:787-1577)

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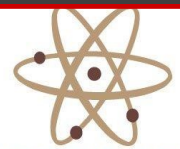
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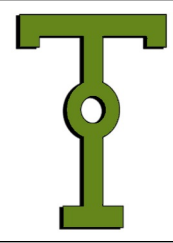
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**F.E.H.A**

**January-February  
2018**

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**TO:**

### HANDY REFERENCE GUIDE

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<b>CHP Dispatch</b>	<b>(916) 663-3344</b>	
<b>Placer County Sheriff's Office</b>	(530) 889-7800 (non-emergencies) <a href="http://www.placer.ca.gov/Sheriff">www.placer.ca.gov/Sheriff</a>	
<b>Placer County Agencies</b>	(530) 889-4000 <a href="http://www.placer.ca.gov">www.placer.ca.gov</a>	
<b>Vacation Checks</b>	(916) 652-2425 or (916) 652-2447	
<b>Animal Control</b>	(530) 889-5500	
<b>Road Department</b>	(530) 745-7565	
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