

Folsom Lake Estates Homeowners Association — P.O. Box 2041 Granite Bay, CA 95746  
[www.fleha.org](http://www.fleha.org) email: [info@fleha.org](mailto:info@fleha.org)

## *A Message from the Board...*

First and foremost, we extend our very best wishes for a happy and healthy holiday season.

Second, please take a moment to peruse this newsletter for details on two important upcoming events — our Christmas Eve Luminary tradition and Board of Directors election candidate process — and to note the accompanying Annual Policy Statement, Annual Budget, and Reserve Study documents (also posted at [www.fleha.org](http://www.fleha.org)).

Finally, please encourage FLEHA members who are not receiving ongoing correspondence from the association (newsletters, Board meeting announcements, etc.) to contact Susan Moss at [info@fleha.org](mailto:info@fleha.org) and provide their current email address and permission to use it. This will ensure that everyone stays up-to-date and in the loop.

Many Thanks & Happy Holidays!

*Folsom Lake Estates Board of Directors*



### UPCOMING EVENTS

Nov 5	Daylight Saving Time Ends
Nov 11	Veterans Day
Nov 14	FLEHA Board Meeting
Nov 23	Thanksgiving
Dec 12	Chanukah Begins
Dec 24	Luminary Display
Dec 25	Christmas
Dec 26	Kwanzaa Begins
Dec 31	New Year's Eve



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### FLEHA Board of Directors

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

**Admin Support/Newsletter Editor**

Susan Moss

[info@fleha.org](mailto:info@fleha.org)



## FLEHA Board of Directors General Election 2018

The FLEHA Board consists of five elected members, each serving a two-year term. Three of our current Board members — President, VP, and Treasurer — are up for re-election in January 2018, and have agreed to run for another term. Homeowners who are Unit 2 FLEHA members are also welcome to join the candidate slate.

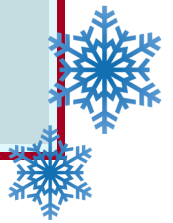
Folsom Lake Estates is a highly desirable neighborhood, admired for our architectural variety, large lots, lovely mature trees, relaxed ambiance, and proximity to Folsom Lake. Board members work diligently for our community to help ensure that our Bylaws are upheld, that our association is in compliance with Davis-Sterling HOA regulations, and that community concerns are addressed, so that we continue to be proud to call our neighborhood home.



Two of our newest neighbors!

If you'd like to run for a Board position, please complete the attached **"Notice of Desire to be a Candidate"** form and return it to FLEHA **by December 12**. All Unit 2 FLEHA members are entitled to run and vote. Election materials will mail to members right after the new year, and results will be announced in March at the Annual General Board meeting.

-SM-



### BOARD MEETING AGENDAS\*

**Tuesday, November 14, 2017, 7pm**  
**Raley's Event Center, Granite Bay**

- Open Forum/Homeowner Comments
- Approval of October Minutes
- Treasurer's Report
- Committee Reports
  - Architectural Review
  - Park Committee
- Old Business
- New Business

**NO BOARD MEETING IN DECEMBER**



\* Agendas subject to change.

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**Folsom Lake Estates Homeowners Association Board Meeting**  
**August 8, 2017, 7pm**  
**Raley's Event Center, Granite Bay**

**IN ATTENDANCE**

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

**OPEN FORUM/HOMEOWNER COMMENTS:**

A resident shared an item that the Board may want to address when next updating our CC&Rs. The Placer County Planning Commission is expected to hear a new ordinance on 8/24 that would bring County regulations into compliance with the two accessory dwelling unit (ADU) bills that became State law on January 1, 2017 -- (AB)2299 and (SB)1069. The ordinance says that secondary dwellings are: allowed in residential zones with existing single-family residences; limited to one per lot; limited to 1,200sf for detached units, or up to 50% of the primary residence (max 1,200sf) if attached; required to meet all underlying zoning and land use regulations. The concern is that ADUs built in our neighborhood could become rental properties, which would negatively impact traffic, unless our CC&Rs are amended to prohibit rentals.

The resident also voiced concern about the current effort, led by Stephen Pedretti of the Municipal Advisory Council, (MAC) to change setback laws to allow for increased density housing in Granite Bay. The resident urged the Board and members to attend MAC meetings to express their opinions, and to consider applying for a seat on a MAC committee or commission.

**APPROVAL OF JUNE MINUTES:** 3/0/0

**TREASURER'S REPORT:** The current balance stands at approximately \$185,000, which is approximately \$13,000 more than the same time last year. Year-to-date expenses are approximately \$29,000, leaving accounts in good standing.

**COMMITTEE REPORTS**

- **Architectural Review:**
- **Park Committee:**
  - **Tennis Court Rebuild:** Surfacing completed. Holes for tennis net posts were dug, sleeves inserted, and concrete poured August 5-7. Coating and striping to begin after concrete cures, and will take three days.

**OLD BUSINESS**

- **Reserve Study:** Chris sent status inquiry to Browning yesterday. Still expecting the study by October.
- **Fees for Title Documents:** Admin spoke with a local realtor and title officer. Both feel that \$200 is appropriate for our Title Document fees (many associations charge \$500-\$600). They say it's customary to collect the fees up front, and they're not refundable if a sale falls through, but are generally re-issuable for the next sale/buyer transaction on the same property. The Board agreed to charge the fees up front hereafter.
- **Fire Hazard/Clearance Letters:** The three lots appear sufficiently remedied. Admin sent another request to Placer County on 8/3, asking them to clear the overgrown brush on Barton Road adjacent to our neighborhood.
- **National Night Out:** High temperatures forced us to cancel the event this year. Possibly hold a community event in September? Admin will speak with Margie Smith.
- **For Sale Signs on Community Property:** The Realtor was contacted, and signs removed.
- **Insurance:** All policies are in place. D&O's term was adjusted to coincide with other policies'. Admin is Additional Insured on all policies.
- **Mass emails:** Still having mixed success with GoogleMail.
- **Park Trash Can:** A 53-gallon exposed aggregate concrete garbage can was purchased on July 18, and will arrive between mid- to late-August. Folsom Landscape will position the can.

**NEW BUSINESS**

- **Compliance Issue:** Adams/Stirling addressed a Contact Information Notice Requirement, effective 1/1/17, requiring HOA members to provide contact information to their associations. If an owner fails to provide the info, their HOA property address can be used for notices (even if unit is empty or rented). The Statute requires associations to annually solicit the contact info 30+ days prior to sending out their annual budget report. We're in compliance since we mail our Directory Update forms on January 1, 11 months before the annual budget is mailed.
- **Interest-bearing Bank Account:** It may not be worth the effort to switch to an interest-bearing account, given the low interest rates. After we receive the Reserve Study results, the Board will further discuss the possibility of moving 60-80k to a 1-year CD (now offering approximately 1%).

**The meeting was adjourned at 7:55pm, 3/0/0, with an Executive Session immediately following.**



**Folsom Lake Estates Homeowners Association Board Meeting  
September 12, 2017, 7pm  
Raley's Event Center, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Jennifer Makol, Susie Barr, Chris Vadnais, Sharon Russo
- **Unit 2:** Susan Moss, Robert Allen
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident shared a few observations from the recent MAC meeting.

**APPROVAL OF AUGUST MINUTES:** 4/0/0

**TREASURER'S REPORT:** The current balance stands at approximately \$133,000, which is approximately \$33,000 less than the same time last year (due to tennis court renovation expenses). Year-to-date expenses are approximately \$80,000, leaving accounts in good standing.

**COMMITTEE REPORTS**

- **Architectural Review:** A resident's proposed garage will be discussed in Executive Session.
- **Park Committee:**
  - Tennis Court Rebuild: Backboard installed on September 8. Chris to purchase basketball nets.
  - Irrigation box repaired.
  - Chris purchased soccer nets.

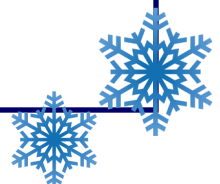
**OLD BUSINESS**

- **Interest-bearing Bank Account:** Still waiting on Reserve Study for decision. Sharon provided articles on the subject.
- **Reserve Study:** Chris received the study and will report more fully on it next month. In short, it concludes that FLEHA is adequately funded for the next 30 years.
- **Updated Bylaws:** The Board is in the process of assessing the updates, but discussed a few items that require action. Per 9.02, FLEHA's annual policy statement, reserve study, and annual budget will publish on our website and with the Nov-Dec newsletter. Per 9.01q-r -- Ask attorney to clarify the definition of "vacant lot," (unimproved? unoccupied?), and whether the Board can act on unoccupied lots that have weed and fire safety issues. (Although not specifically addressed in the Bylaws, ask attorney to clarify if owners who rent out their FLE homes are/can be required to provide a mailing address to FLEHA.)

**NEW BUSINESS**

- **Community Event:** Selected the date of October 1, 4-6pm, for a BYOB BBQ event at the park to celebrate the "new" tennis court. FLEHA will provide burgers/hotdogs/water/prizes, and residents will be asked to contribute side dishes.
- **Unit 1 Voluntary Dues Amount:** Agreed to leave voluntary annual dues at \$140 per calendar year, regardless of when the dues are paid. New Unit 1 residents must pay dues to be included in FLEHA, even if the seller paid dues prior to selling the house.
- **Dues/Election:** Three Board seats will open in 2018, as three of the Board members are finishing their two-year terms (Jennifer, Susie, and Rich). All Board candidates, including current Board members, must complete a "Notice of Desire to be a Candidate" form, which will be included with the Nov-Dec newsletter, and due by December 12. An election will only be held if there are more candidates than open positions. Dues/election packets mail to residents on January 1; payments and ballots (if election is held) are due by February 1.
- **Luminaries:** No change to this year's process, but we will assess its effectiveness and the neighborhood's interest level in continuing the tradition, given the increasing difficulty of securing volunteers and receiving timely response from residents.

**The meeting was adjourned at 8:05pm, 4/0/0, with an Executive Session immediately following.**





# Fall BBQ at the Park — Sunday, October 1





## Luminary Spirit — a message from Jennifer Makol, FLEHA President

My husband and I moved into Folsom Lake Estates in the fall of 1980 and so 37 years ago we first witnessed a luminary display. We grew up in cold, snowy, often wet or freezing Massachusetts. Any attempt to put candles on a sidewalk in greater Boston would be fruitless. Cars vying for a parking space, a snow plow, or a good sleet would make a mess of anyone's glowing attempt to light up the night. We were and have continued to be enchanted year after year with the tradition of lighting up the night on December 24. Because of our hills, our luminary display takes on significant beauty from the lines of light following the rise and fall and curves of our streets.

Traditions become established because they bring meaning and joy to people, and we who set about preparing our bags, setting them out, and lighting them at dusk know that the preparation is part of the fun. Neighbors are outside greeting one another with holiday hellos and good cheer, pitching in with help to connect each house with another—a wonderful symbol of care and good will. Whatever faith traditions any of us follow, this sense of unity and joy is wonderful to experience, and guessing from the hundreds of cars who come through Folsom Lake Estates on December 24, part of many people's happy holidays.



In the next month or so when you are contacted or left a message from a FLEHA Key Worker asking you to order candles and bags, please join your neighbors in this holiday tradition. If you will not be in town, for a nominal fee, neighborhood teens, who are organized by volunteers, will attend to your property. Many neighbors volunteer many hours to make our luminary display a success, and to them we are grateful. I look forward to the night!

### The Luminary Lowdown

- ◇ All FLE residents are encouraged to participate in the luminary lighting on December 24!
- ◇ Your luminary Key Worker should contact you by November 1 to obtain your order (typically one or two sets, depending on property size). Each set contains 72 candles/bags, and costs \$21. Orders and payment are due by November 15. Your luminaries will be delivered to you by December 15. (Our volunteer squad of luminary Captains and Key Workers, led by Joe Blair, organize the purchasing and distribution of luminary supplies for the entire neighborhood.)
- ◇ We recommend that luminaries be assembled by mid-afternoon on December 24, so that they're ready to light at sundown. That involves opening the bags, folding down the tops to form a "cuff" so that they don't collapse and burn, inserting sand and a candle in each, and placing the luminaries around the perimeter of your home (some residents also include their driveway). A supply of sand will be available for pick-up at the park on December 23.
- ◇ If you'd prefer to hire a neighborhood helper to set up, light, and remove your luminaries, please complete the attached "Luminary Work Order" form, attach a check for \$25 per set, and return it to Randy Smith by December 15.
- ◇ Once luminaries are lit, take a tour around our neighborhood and enjoy the sparkly sights!



## ***HOW ABOUT AN EXTRA \$2,000 AND A GIFT THAT KEEPS ON GIVING?!***

If you're tired of high water bills and endless mowing, and have ever entertained the idea of switching from grass to low-water-use plants, then you're in luck! The California Residential Turf Rebate program, offered through the Department of Water Resources, is willing to pay you handsomely to help reduce our state's water use.

Simply replace your turf with drought-tolerant landscaping and you can qualify to receive up to \$2,000 (\$2 per square foot of turf removed, with a cap of 1,000 square feet, for a maximum rebate of \$2,000 per household). And since your new landscaping will use less water, this is the gift that will keep on giving in every future water bill!

For more program details and access to the rebate application, please visit this site:

<http://www.saveourwaterrebates.com/turf-replacement-rebates.html>

***Available funds are first-come, first-served, so don't delay!***

-SM-



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Proof of insurance is required for league practice.



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**Nayana Tiwari** Responsible senior/AP student at GBHS. American Red Cross certified in Babysitting and First Aid/CPR, experienced. **Call** [952-0394](tel:952-0394)

### BABYSITTING & PET SITTING

**Claire:** Age 16. Will bring crafts and a bag of games to entertain your kids. She is responsible and fun loving. Good with kids and pets. **Call** [765-1815](tel:765-1815)

**Emma Dobson:** Age 15. American Red Cross Babysitting and CPR certified - responsible and great with kids of all ages. Available evenings and most weekends. **Call** [408-655-1305](tel:408-655-1305) (or text)

### ODD JOBS

**Drew & Conner Briare:** Gutter cleaning, Pressure Washing, Odd Jobs. **Call** [765-1815](tel:765-1815)

**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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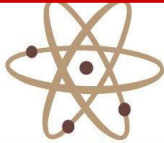
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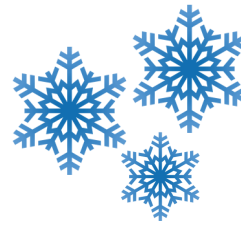
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**F.E.H.A**

## November-December 2017



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TO:

### HANDY REFERENCE GUIDE

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<b>Placer County Sheriff's Dispatch</b>	<b>(530) 886-5375</b> or (916) 624-2481	
<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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<b>Neighborhood Watch</b>	<a href="http://www.ncpc.org/topics/neighborhood_watch/index/php">www.ncpc.org/topics/neighborhood_watch/index/php</a>	