



A Look Inside the Issue...

- *Luminaries*
- *Santa Visit*
- *2020 FLEHA Board Election*

PUBLIC NOTICE

Folsom Lake Estates Homeowners Association wants it known that it has no commercial agreements with nor endorses any businesses or agencies that use the words "Folsom Lake Estates" without the permission of said association as part of their commercial enterprise, including but not limited to the Keller Williams Folsom Lake Estates realty office.

UPCOMING EVENTS

Nov 5	Election Day
Nov 11	Veterans Day
Nov 12	FLEHA Board Meeting
Nov 26	Thanksgiving Day
Dec 22	Chanukah Begins
Dec 21	Winter Solstice
Dec 24	Christmas Eve — Luminaries!
Dec 26	Kwanzaa Begins
Dec 31	New Year's Eve

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FLEHA Board of Directors

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

Admin Support/Newsletter Editor

Susan Moss

info@fleha.org

NEWSLETTER SUBMISSIONS: Published 6x/year. Submissions and revisions for Jan-Feb issue must be received by December 22 at info@fleha.org.

FLEHA Board of Directors

General Election 2020

Our Board of Directors

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. Our homeowners association, "FLEHA," is run *BY* and *FOR* residents, and led by a Board of Directors. The Board consists of five elected member residents, each serving a two-year term. (Please see the front page of this newsletter for a listing of our current Board members.) Three of our current Board members — President, Vice President, and Treasurer — are up for re-election in January 2020, and have agreed to run for another two-year term.

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. Additionally, they maintain the park and the three neighborhood entrances, perform an architectural review process, and coordinate several annual social gatherings, including our December 24th luminary lighting (see page 6 for more details).

Running for the Board

Homeowners who are Unit 2 FLEHA members (i.e., those who are REQUIRED to pay annual HOA dues) are entitled to vote and run for a Board position during the annual Board election. If you'd like to throw your hat into the ring along with the incumbents, please complete the attached "**Notice of Desire to be a Candidate**" form and return it to FLEHA **by December 12**.

Uncontested Election of Directors

Please note that per Section 7.06 of our Revised Bylaws, (available at www.fleha.org, under "Legal Docs" tab): "If after the close of nominations, the number of qualified people nominated for election to the Board of Directors is equal to or less than the number of directors to be elected, then those nominees who are qualified to be elected to the Board are deemed elected." In other words, if only three qualified FLEHA members run for the three available Board seats in 2020, then we will not need to hold a Board election. If we receive more than three nominations for the three seats, then election materials will mail to Unit 2 members after January 1, and the results will be announced in March 2020 at our annual General Board Meeting.

— **MINUTES** —
Folsom Lake Estates Homeowners Association
Board Meeting – September 10, 2019, 7pm
Raley's Event Center, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS:

REVIEW OF APPROVED AUGUST MINUTES: No changes.

REVIEW OF APPROVED AUGUST EXECUTIVE SESSION MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$155,000, which is approximately \$14,500 more than the same time last year. Year-to-date expenses were approximately \$31,000, leaving accounts in good standing. Not commingling reserve/general funds.

COMMITTEE REPORTS: N/A

OLD BUSINESS:

- **Reserve Study + Reserve and General Funds:** The requested financial information was forwarded to Browning, and the company was informed that the HOA will be keeping \$90,000 in the Reserve Fund.
- **Bylaws:** Signature page is posted on the website.
- **Park Update:** Folsom Landscape met with San Juan Water at the park. They found no leaks at the meter or in the irrigation pipes. SJ Water is watching to see if the leak repaired a few weeks ago will solve the higher water use and they will return for a follow-up check in a few weeks. If the water use is still unusually high, they may replace the water meter. If that doesn't solve the problem, the board suggested that the pipe between the meter and the valves may need to be excavated to determine the leak. A motion was passed to spend a maximum of \$7,000 to purchase and install high-quality basketball backboards and hoops. Admin will inquire if the tennis court contractor will honor their previous quote for installation and also investigate if the bubble on the tennis court is covered under our warranty.
- **Neighborhood Internet and Survey:** A resident posted a survey on NextDoor to assess neighborhood dissatisfaction with our internet service and willingness to pay more and/or get involved with petitioning Consolidated Communications to provide better service and options. The board agreed to allow the survey link to be distributed to our HOA mailing list along with the suggestion that interested residents form and HOA Exploratory Committee. Secretary Vadnais mentioned that a neighborhood mesh wifi setup, which Wave established in some Rocklin parks, would be cheaper than ripping up our streets to install underground cable, and might be a feasible option for the neighborhood. Under that scenario the HOA could potentially pay the provider (Consolidated or Wave?) directly, and then that cost would be passed on to residents through higher HOA dues.
- **Keller Williams Folsom Lake Estates:** President Makol located the "Keller Williams Folsom Lake Estates" business sign inside of a realtor's office on Folsom-Auburn Boulevard in Pinebrook shopping center. The realtor applied for a business license with that name and is not amenable to removing the sign. She claims that her business name is intended to indicate that she sells estates in Folsom Lake, as opposed to representing/being affiliated with our neighborhood. President Makol is concerned that any perceived support or endorsement by the HOA of the realty company could present a risk. There was a similar case in Sacramento regarding the use of the name "Sacramento Journal" by the Wall Street Journal, and the local complainant prevailed in court. The Board agreed that FLEHA should publish a Public Notice containing a disclaimer of liability statement in the FLEHA newsletter as well as in a local newspaper and/or magazine. Admin and President Makol will follow up.

NEW BUSINESS

- **Location of Pool Equipment on Property:** A neighbor inquired if the dwelling setbacks also apply to the location of pool equipment. The Board confirmed that they do, due to noise issues, and mentioned that movement of that equipment might need to be permitted by the County.
- **Possible October Neighborhood Party:** The Board would like to hold an "Octoberfest" at the park, with a BBQ and resident-owned classic cars exhibition. Admin will inquire if Margie Smith is available/willing to organize it.

The meeting was adjourned at 8:12pm, 4/0/0.

Executive Session followed immediately after General Meeting.

— **MINUTES** —
Folsom Lake Estates Homeowners Association
Board Meeting – October 8, 2019, 7pm
Raley's Event Center, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS:

REVIEW OF APPROVED SEPTEMBER MINUTES: No changes.

REVIEW OF APPROVED SEPTEMBER EXECUTIVE SESSION MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$148,000, which is approximately \$19,000 more than the same time last year. Year-to-date expenses were approximately \$38,000, leaving accounts in good standing.

COMMITTEE REPORTS: N/A

OLD BUSINESS

- **Park Update:**
 - **Water Usage:** Folsom Landscape met again with San Juan Water at the park. They checked all zones, grass, and irrigation pipe and found no leaks. They believe that the leak that was repaired in August (under a tree – the leak wasn't visible because it drained into the grass) was the cause of the higher water use, because more recent water usage has been several hundred units less than the high-use months. Inquiring if SJ Water will agree to another refund and/or lock the meter from Nov-March (when we turn off the water) to save us additional money.
 - **Backboards:** The company recommended by Bostick quoted between \$1,700 - \$6,000 to install the backboards/rims. Secretary Vadnais is working with the contractor for a more specific quote.
 - **Tennis court bubble:** Skip Brown investigated and feels it's being caused by a tree root. The root barrier was only installed around the perimeter of the court – NOT under it. He said it's very unusual for this to happen, but it is possible. He poured weed killer on it and pounded down the bubble to eliminate the hazard. He'll go back and re-check in a few weeks and repeat, if necessary. If that doesn't solve the problem, he'll recommend that Bostick re-pave the court in the spring, the cost of which he claims Bostick will cover, even though it's technically outside the 1-year warranty.
 - **Bark on playground:** A motion was approved to have Folsom Landscape apply new bark inside the playground area and address the prominent tree roots, at a cost of \$650.
- **Keller Williams Folsom Lake Estates:** The notice was submitted to the Granite Bay View for publication in the next available issue. It will cost \$133 for one month.
- **Octoberfest:** The event will not be held this year. The Board will plan an event for spring 2020.

NEW BUSINESS

- **2020 Board Elections:** President, Vice President, and Treasurer are up for re-election. The current Board members are considering if they are willing to continue holding their positions. The "Notice of Desire to be a Candidate" form will be attached to the next newsletter (Nov-Dec).

The meeting was adjourned at 7:25pm, 3/0/0.

Executive Session followed immediately after General Meeting.

BOARD MEETING AGENDAS*

Tuesday, November 12, 2019, 7pm
Raley's Event Center, Granite Bay

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

NO MEETING IN DECEMBER

HAPPY HOLIDAYS!

SEE YOU IN 2020!!

** Agendas subject to change.*

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Santa & Luminaries

December 24 Neighborhood Traditions

The Luminary Lowdown

FLE’s biggest neighborhood event is the December 24 luminary lighting, a tradition that began in 1983, and which draws visitors from all over the region to see our breathtaking display of candles and decorated homes. Our volunteer squad of luminary Captains and Key Workers, led by Joe Blair, organize the purchasing and distribution of supplies for the entire neighborhood. Please join your neighbors in this holiday tradition, and help the luminary volunteers by ordering your candles and bags early.

Luminary Logistics

- ◆ Your luminary Key Worker should contact you by early November to obtain your order.
 - ◆ Homeowners typically purchase one or two sets, depending on property size.
 - ◆ Cost is \$23/set for 72 candles & bags.
 - ◆ Orders and payments are due by November 18. (Check or cash only.)
 - ◆ Your luminaries will be delivered to you in early December.
 - ◆ **Note:** Since the event was rained out in 2018, many residents may not need to order supplies this year.



- ◆ We recommend that luminaries be assembled by mid-afternoon on December 24, so that they’re ready to light at sundown. That involves:
 - ◆ Picking up a supply of sand from the park on/after December 23;
 - ◆ Folding down the tops of the bags to form a “cuff” so that they don’t collapse and burn;
 - ◆ Inserting a layer of sand and one candle in the bottom of each bag;
 - ◆ Arranging the bags/luminaries around the perimeter/driveway of your home;
 - ◆ Lighting the candles at dusk.

Then tour the neighborhood to enjoy the sparkly sights!

Short on Time? Want to Earn Extra Holiday Cash?

Hire a neighborhood helper to set up, light, and remove your luminaries! FLEHA will distribute a list of luminary workers for hire. To be included on the “Luminary Workers” list (and earn \$25/luminary set) send your name/phone/email **to: info@fleha.org by December 1.**

Santa & Company

Santa and his trusty transport — the South Placer Fire District — run a tight ship! They’ll be making their annual rounds in Folsom Lake Estates to cheer the kids — young and young at heart — on December 24. You can catch a bit of jolly, snag a candy cane, and snap a selfie with the big man himself, per the following approximate schedule:

- 12:00—12:20** **Willey Court/Countrywoods**
- 12:20—12:40** **Shadowbrook/Oak Hollow**
- 12:45—1:30** **FLE Park — Cookies & Cocoa!**

HoHoHope to See You There!





Park Reservations

Send park reservation requests to:

info@fleha.org

Proof of insurance is required for league practice.



Commercial Bounce House available for your party or event.

\$60.00 per day or \$90.00 for the entire weekend. FREE LOCAL delivery and pick-up

Contact **Vinnie Smith**
916-899-4354

CLASSIFIED ADVERTISING

BABYSITTING & PET SITTING

Claire: Age 18. Will bring crafts and a bag of games to entertain your kids. Responsible and fun loving. Good with kids and pets. **Call** [916-765-1815](tel:916-765-1815)

Emma Dobson: Age 17. 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)

Alexandria: Granite Bay HS student, resident of FLE. Babysitting and pet sitting only for FLE residents. Experienced and responsible. **Call** [916-742-1922](tel:916-742-1922)

ODD JOBS

Drew Briare: Gutter cleaning, Pressure Washing, Odd Jobs. **Call** [916-765-1815](tel:916-765-1815)

Will Hubred: Cavitt Jr. High Student. Pet sitting, walking dogs, mowing, and odd jobs around the house and yard. **Call** [916-787-1577](tel:916-787-1577)



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F.E.H.A

**November—December
2019**

Available Online
at www.fleha.org

HANDY REFERENCE GUIDE

Emergencies	9-1-1	
Placer County Sheriff's Dispatch (<i>Non-emergency</i>)	(530) 886-5375	
CHP <i>Non-Emergency</i>	1-800-TELL-CHP (1-800-835-5247)	
Placer County Sheriff Main Office	(530) 889-7800 (<i>Non-emergencies</i>) www.placer.ca.gov/Sheriff	
Placer County Agencies	(530) 889-4000 www.placer.ca.gov	
Vacation Checks (Volunteers)	(916) 652-2447	
Placer County Animal Services	(530) 886-5500	
Placer County Road Maintenance	(530) 745-7565	
Nextdoor	https://nextdoor.com/	
Crime Mapping	www.crimemapping.com/map/ca/placercounty	
Megan's Law	www.meganslaw.ca.gov	
Neighborhood Watch	www.ncpc.org/	