



Folsom Lake Estates



Folsom Lake Estates Homeowners Association — P.O. Box 2041 Granite Bay, CA 95746
www.fleha.org email: info@fleha.org

In This Issue...

- ◆ Learn about the role and responsibilities of the FLEHA Board and how to serve as a Board member (if you're in Unit 2);
- ◆ Test your knowledge of FLEHA Fast Facts; and
- ◆ Help the kids in your life complete some Halloween-themed activities and explore other ideas for keeping little ones busy during the pandemic.

UPCOMING EVENTS

Sep 7	Labor Day
Sep 8	Board Meeting, 7pm
Sep 19	Talk Like a Pirate Day
Oct 5	World Teachers Day
Oct 13	Board Meeting, 7pm
Oct 31	Halloween



INSIDE STORIES

Message from President & Role of FLEHA Board	Pg 2-3
FLEHA <i>Fast Facts</i>	Pg 4-5
FLE Map	Pg 6
Holiday-Themed Activities for Kids	Pg 7-8
Board Meeting Minutes	Pg 9-10
Board Meeting Agendas	Pg 11
Services & Vacation Rentals	Pg 11
Park Reservations/Classified/Bus. Ads	Pg 12-13
Holiday Activities Answer Key	Pg 14
Handy Reference Guide	Pg 15

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 at Large	Sharon Russo	memberatlarge@fleha.org

Admin Support/Newsletter Editor

Susan Moss

info@fleha.org

A Message from the FLEHA President

Knowing neighbors is one of the benefits of living in a community. Neighbors often become people who support us in ways that living side-by-side create, from sharing greetings to sharing driveways, from sharing garden produce to sharing tools, from sharing rides to sharing support in times of crisis. Neighbors and neighborhoods are important. One vehicle in our neighborhood that helps to foster a sense of community is the Folsom Lake Estates Homeowners Association (FLEHA). Owners in Unit 2 are automatically members by virtue of their deeds, and Unit 1 homeowners may join as voluntary members. FLEHA works to foster community spirit here in Folsom Lake Estates as well as to perform legal duties imposed by law.

The following summary of the goals and duties of the FLEHA Board of Directors will give you a very full picture of what engages Board members, especially if you have had a reason lately to ask the HOA to look into a concern of yours or have wondered about the services that being a part of the neighborhood association affords.

One thing you will see from the following summary is that FLEHA officers are required to hold elections to fill the positions on the HOA Board. These are positions held by homeowners who volunteer their time and talents to benefit our neighborhood. One or two of these positions is either affirmed or filled by a new person each year at the same time annual dues are paid. An official request for candidates is published near the end of the calendar year. Whether you are learning about the FLEHA Board as a relatively new neighbor or this summary is a review of information familiar to you, I am taking this opportunity to ask you to consider running to fill a seat on the FLEHA Board. A balance of Board members with expertise and experience and new members with ideas and energy is a sure way to tap this neighborhood's talent pool to benefit homeowners' desires.

The FLEHA Board – What It's All About

The FLEHA Board of Directors includes a President, Vice-President, Member-at-Large, Treasurer, and Secretary. The Board exists to carry out functions mandated by CA statutes, and its powers are limited by the Unit 2 CC&Rs. More specifically, FLEHA's Board provides and/or oversees the following services for the benefit of the homeowners and the HOA:

- Within the parameters of Placer County's rules and regulations, the FLEHA Board may formulate rules to promote the recreation, health, safety, and welfare of its residents. Such rules may cover such issues as those arising from dead trees and improper posting and maintenance of advertising or signs.
- The Board maintains the common property known as "the park" and the three neighborhood entrances by employing a landscape maintenance company to manage the grass, plants, trees, and water issues. The Board also oversees the playground equipment and tennis court at the park.

- The Board holds an annual election of FLEHA Board members on a rotating basis, for which only Unit 2 members may vote and run. As Unit 1 residents are not bound by the Unit 2 CC&Rs, they may not run for election nor serve on the official FLEHA Board, but they may voluntarily join FLEHA in order to participate in its social activities and to use the park and its facilities.
- The Board assures the collection of annual FLEHA members' dues.
- On the second Tuesday of every month – except July and December – the Board holds open meetings, which FLEHA members are welcome to attend; members may be heard during the Open Forum section at the beginning of each session. Meetings are typically held in community rooms at either the Granite Bay Raley's or South Placer Fire District station house.
- The Treasurer prepares a monthly report of income, expenses, and account balances as well as an annual report and balance sheet, and facilitates all payable and receivable accounts.
- The Board maintains a general liability policy, an umbrella policy, and a policy to protect Board members' actions on behalf of the HOA.
- The Board assures that per California law, a reserve account is funded to insure the repair, restoration, and replacement of association property in accordance with a legally-mandated periodic reserve study.
- FLEHA employs an administrative assistant who supports the Board's efforts; produces and in a timely manner publishes meeting minutes; oversees publication of a FLEHA newsletter every two months; posts notices to the FLEHA website; facilitates annual HOA dues collection, Board elections, December luminaries, and social events; responds to requests from title companies for legal documents pertaining to the transfer of title of FLEHA lots; and performs a variety of other administrative tasks.
- The Board oversees FLEHA's architectural review process via the Architectural Review Committee.
- With volunteer assistance, the Board runs periodic social events for the benefit of FLE homeowners. These include an annual visit from Santa and the local fire fighters, a springtime egg hunt and games for children, and occasional barbeques such as the annual Neighbors Night Out. The Board also helps facilitate one of FLEHA's enduring traditions – the luminaries display on December 24.

The FLEHA Board hopes this general overview of the scope of the activities of the FLEHA Board of Directors aids your understanding of FLEHA responsibilities.



FLEHA *Fast Facts*

Website: www.fleha.org **Questions & Comments:** Susan at info@fleha.org

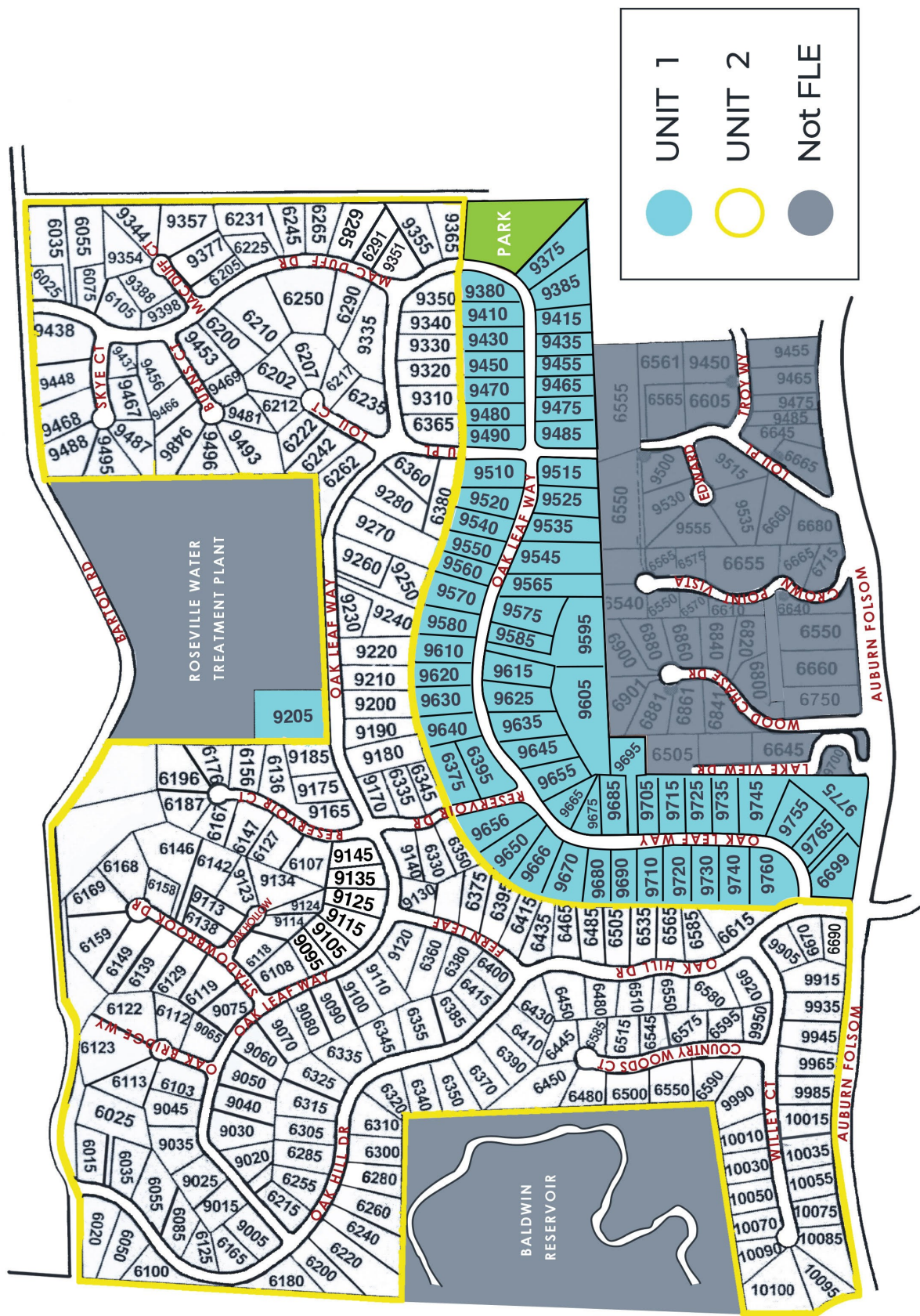
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 25 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 4 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$250. Unit 1 voluntary annual membership dues are \$140. Dues are due by Feb 1; a 10% late fee applies. A courtesy billing reminder is sent on Jan 1.
- **Membership Benefits:** Unit 2 members receive: one sports court key; option to reserve picnic grove and soccer field; copy of/inclusion in directory; FLEHA newsletter and free ad; email notifications; right to vote for and be a Board member. Unit 1 members receive the same benefits, but are not bound by Unit 2 CC&Rs, and therefore not allowed to vote for or be Board members.
- **Board of Directors:** Consists of five elected Unit 2 members — President, VP, Treasurer, Secretary, and Member-at-Large — each serving a two-year term. Board members help ensure that our Bylaws are upheld, that our association is in compliance with Davis-Sterling HOA regulations, and that community concerns are addressed. 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.
- **Board Elections:** Held annually in January (ballots are mailed on January 1 along with dues notification). Only Unit 2 members are eligible to vote and run. Candidates who submit a “Notice of Desire to be a Candidate” form (available in November) by close of nominations on December 12 will be added to the ballot. Note: “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.”
- **Board Meetings:** 10 open meetings per year on the 2nd Tuesday of the month (no meetings in July or December). Unless otherwise announced, always held at 7pm at the Granite Bay Raley’s meeting room.
- **Board Meeting Minutes:** Posted to FLEHA website and included in newsletters.

FLEHA *Fast Facts* (cont'd)

Website: www.fleha.org **Questions & Comments:** Susan at info@fleha.org

- **Newsletter:** Published 6x per year (Jan-Feb, Mar-Apr, May-Jun, Jul-Aug, Sep-Oct, and Nov-Dec). Distributed by email and posted at www.fleha.org. Members are entitled to one free classified advertisement. Submit ads/articles/suggestions to info@fleha.org by the 22nd of the month preceding publication.
- **Announcements:** Posted on the neighborhood park sign and emailed to the master neighborhood list. To ensure that you are included on the master email list, please contact Susan at info@fleha.org.
- **CC&Rs, Bylaws, Insurance, & Other Legal Documents:** Available on website.
- **Selling Unit 2 House/Title Documents:** Available through Susan at info@fleha.org. Cost is \$200 (in advance). Checks to FLEHA, PO Box 2041, Granite Bay, CA 95746. Requests are generally processed and emailed within 48 business hours.
- **Building/Renovating Unit 2 House:** If considering any external additions, alterations, or changes to your property, please submit 2 printed/hard copies of your plans (pdf is also appreciated) to info@fleha.org for HOA review, before submitting to County. Please ensure that plans comply with CC&Rs (available on website under “Legal Docs” tab); comply with our setbacks (35’ from front, 15’ from side, and 25’ from back); and clearly delineate any drainage plans/changes.
- **Park: Note — due to COVID-19, the park is closed; only the sports court is currently open to same-household members.** Under normal circumstances — Open from sunrise to sunset every day. Members can reserve the picnic grove and soccer field by contacting info@fleha.org. A new self-monitoring reservation system limits players to 45 minutes if a member is waiting to use the court.
- **December 24 Luminaries:** FLE’s biggest neighborhood event began in 1983. Volunteers organize the purchasing and distribution of candles, bags, and sand. Door-to-door orders are taken in early November and delivered by December 20. Luminaries should be assembled by mid-afternoon on December 24 and lit at sundown. More info is provided in November.

FOLSOM LAKE ESTATES



UNIT 1
UNIT 2
Not FLE

Halloween Word Scramble

Instructions: Unscramble the letters to find the Halloween words from the list below.

n u h t d a e	— — — — —
p n p u k i m	— — — — —
t r a t e	— — — — —
d n u d e a	— — — — —
a r e m s c	— — — — —
s u e p n s e s	— — — — —
g h i t n	— — — — —
d e p i r s	— — — — —
o u s t e c m	— — — — —
t i p s r i s	— — — — —

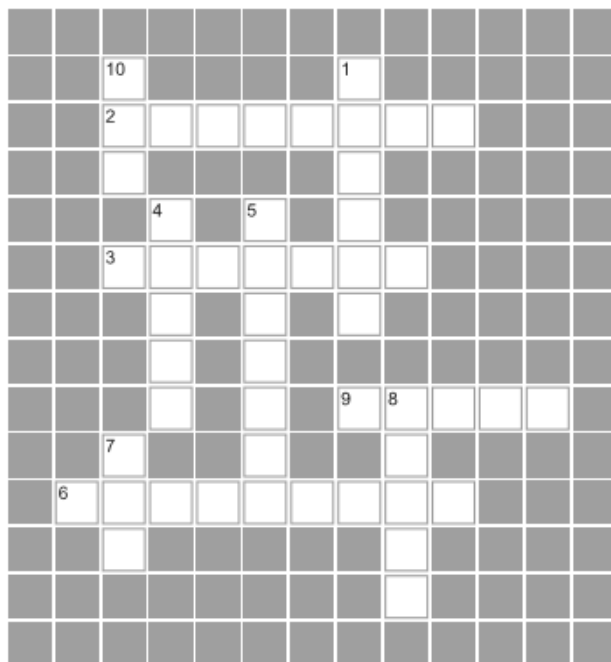
Word List

costume	spider
haunted	spirits
night	suspense
pumpkin	treat
scream	undead



Halloween Crossword Puzzle

Instructions: Complete the crossword puzzle by filling in the Halloween words that fit the clues.



Across

2. Human capable of changing into a wolf
3. Carved at Halloween
6. Stone marker on a grave
9. Causing fright or alarm

Down

1. Body of a dead person that eats brains
4. Dead body preserved by an ancient Egyptian process
5. Souls separated from the body at death
7. Word intended to scare
8. Given out at Halloween
10. Nocturnal bird of prey



— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting August 11, 7:00pm
FLE Park, Granite Bay**

IN ATTENDANCE

- **Board Members:** Jennifer Makol, Sharon Russo, Chris Vadnais
- **Unit 2:** Susan Moss, Garen McCune, Juliet Voigtlander **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: Admin reported that an assortment of suggestions/comments had been submitted online by members, including;

- **Tennis Court Reservation System:** The Board agreed to consider adopting the public parks' self-policing system, whereby members who wish to play but find the court occupied place their racket on the fence, thus starting a 45-minute countdown for the court to be relinquished to the new players. A policy sign could be affixed to the fence.
- **Stop Sign at Fern Leaf/Oak Leaf:** Two members expressed opposition.
- **Post Office Outgoing Mailbox in FLE:** The Board does not think this is practical, given that the USPS has been eliminating blue boxed due to budget cuts. They also feel it is unnecessary for our neighborhood, since outgoing mail slots/boxes are available for purchase by individual homeowners.
- **Digital Directory:** Received votes both for and against this option. The Board wants to table this item until closer to the next publication date (2022) and then survey the membership again.

A neighbor in attendance suggested a memory garden/meditative space for the open are of the park (see more on this topic below under "Old Business").

REVIEW OF APPROVED JUNE 2020 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$164,000, which is approximately \$9,000 more than the same time last year. Expenses incurred since the previous budget report, (5/31/20), were approximately \$7,200, leaving accounts in good standing. The HOA's CD matured in July and was closed. The entire CD balance (\$92,448) was deposited in a new "Reserve" account; approximately \$12,000 will be transferred from the main checking account to the reserve account to fully fund the budget, per CA HOA laws.

COMMITTEE REPORTS:

- **Architectural Review:** The Architectural Review Committee Chairman presented approved plans for a home at 6205 MacDuff Drive, which the Board also approved.

OLD BUSINESS:

- **Park Update:**
 - **Bare / Open Area Member Input:** Admin reported that after soliciting feedback online, an assortment of suggestions/votes had been submitted by members, including, in order of popularity/feasibility: sand-alternative volleyball pit; expanded soccer/t-ball field; bocce ball court; exercise equipment; community garden; amphitheater; lap pool; and a larger playground. The Board agreed to pursue research/estimates for the top 3 suggestions, if the members who suggested them are willing to volunteer to do the legwork. Admin will contact them to assess their interest. Once estimates are in hand, the Board will survey the full membership's opinion on which option to pursue. Member-at-Large Russo, who has done some preliminary research on the volleyball option, reported these findings: a grass court would be the least expensive/easiest to maintain and would require only purchasing poles; VersaCourt system (rubber composite) is another, more expensive option; if sand is used; we could purchase a tarp/cover that would anchor to the ground— would necessitate oversight to ensure it is always covered to prevent cats, needles, etc. Secretary Vadnais agreed to research the soccer/t-ball expansion idea. He also suggested that it might be time to invest in installing power at the park, which would allow us to install security and decorative tree lights, power our own irrigation system (rather than tapping into the neighbor's), and more.
 - **Tree Maintenance Estimates:** Estimates from 5 different contractors were considered. The Board voted to hire STC Tree Care (certified arborist) based on their work proposal and affordable fee. They will perform deadwood removal, end weight reduction, and crown raising wherever necessary throughout the park, and they will also remove (and flush cut the stump) the valley oak that hangs over the basketball hoop. Wood chips will be deposited at the park for the landscape company to spread. The Board requested that we get an additional estimate for raising up by 6 feet all of the trees that line the back of the soccer field, per police advice. We expect the work to be completed by the end of September.

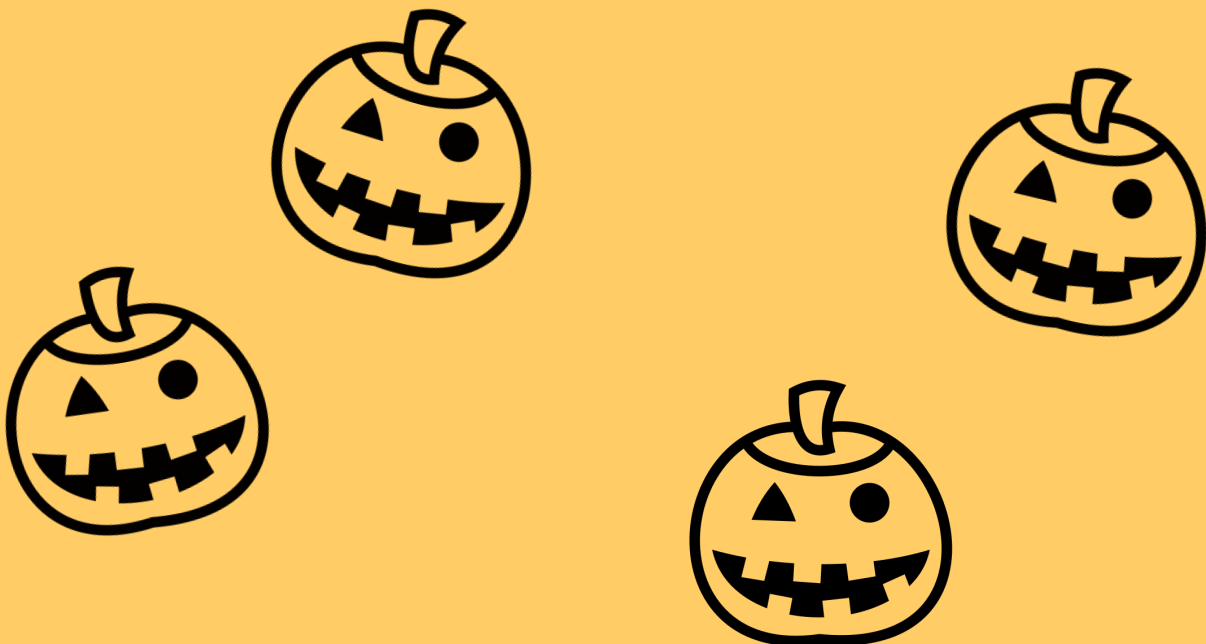
— **MINUTES (cont'd)** —
Folsom Lake Estates Homeowners Association
Board Meeting
August 11, 7:00pm
FLE Park, Granite Bay

- **Stop Sign at Oak Leaf / Fern Leaf:** Member-at-Large Russo has nothing new to report since the County can't observe normal traffic patterns until the pandemic/stay-at-home mandate ends. Note that 2 members expressed opposition to a stop sign, as reported above.
- **Octoberfest:** This event has been canceled, due to the continued pandemic lockdown/ban on social gatherings.
- **Internet:** Bart Zitnitsky, who leads a group of 7 HOA members investigation the potential for high-speed internet, provided this update by email: They've been "Zooming" weekly; and they've contacted CCI, Dianne Feinstein's office, Supervisor Suzanne Jones, and Tom McClintock's office. The best option for our neighborhood and least expensive approach for CCI appears to be converting the 4 maintenance/transmission boxes in the community from ADSL to VDSL, which should increase the max of 20 Mbps to 50 Mbps (note that one of the group members who contacted Admin separately indicated that this would actually increase the max to 100 Mbps). Bart mentioned the possible need for additional neighborhood participation as the process moves forward, and he will provide monthly updates for the Board.

NEW BUSINESS

- **Fire Safety Letters:** Only one letter needed to be sent this year. The neighbors have complied.

The meeting was adjourned at 8:24 pm, 3/0/0.



BOARD MEETING AGENDAS *

**Tuesday, September 8, 2020, 7pm
Raley's Event Center, Granite Bay**

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

**Tuesday, October 13, 2020, 7pm
Raley's Event Center, Granite Bay**

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

** Agendas subject to change.*

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info@fleha.org

Proof of insurance is required for league practice.



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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

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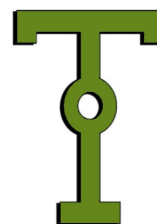
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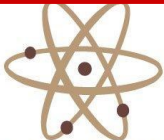
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ANSWER KEY for HOLIDAY ACTIVITIES

Page 3: haunted, pumpkin, treat, undead, scream, suspense, night, spider, costume, spirits

Page 4:

ACROSS: 2 - werewolf; 3 - pumpkin; 6 - tombstone; 9 - scary.

DOWN: 1 - zombie; 4 - mummy; 5 - spirit; 7 - boo; 8 - candy;

10 - owl.

For more activities, games, & lessons for the kiddos, sorted by grade, subject, and topic, we recommend visiting these sites:

- ◆ education.com/worksheets/
- ◆ busybeekidscrafts.com
- ◆ sesamestreet.org
- ◆ allkidsnetwork.com
- ◆ scholastic.com





Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

Sep - Oct 2020

Available Online
at www.fleha.org



HANDY REFERENCE GUIDE

EMERGENCIES

9-1-1

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(*Non-emergency*)

(530) 886-5375

CHP (*Non-Emergency*)

1-800-TELL-CHP (1-800-835-5247)

**Placer County Sheriff
Main Office** (*Non-emergency*)

(530) 889-7800
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/

