



A Peek Inside the Issue...

- *December 24 Luminaries*
 - *Santa Visit - CANCELED!*
 - *2021 FLEHA Board Election*
 - *Holiday Kids' Activities*
 - *and more...*

UPCOMING EVENTS

- Nov 10 Board Meeting, 7pm
- Nov 11 Veterans Day
- Nov 26 Thanksgiving Day
- NO DECEMBER BOARD MEETING
- Dec 10 Chanukah Begins at Sunset
- Dec 24 Set up Luminaries!
- Dec 25 Christmas Day
- Dec 26 Kwanzaa Begins
- Dec 31 New Year's Eve



INSIDE STORIES

- FLEHA Board Election 2021 Pg 2
- Notice of Desire to be Candidate Form Pg 3
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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 at 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 Dec. 22 at info@fleha.org.

FLEHA Board of Directors

General Election 2021

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.) Two of the Board positions — Secretary and Member-at-Large — are up for re-election in January 2021. The Board members currently holding those positions are ready to step aside for new, qualified FLEHA members to take over their roles.

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. They attend 10 Board meetings per year, 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 4 for more details).

Running for the Board

Homeowners who are Unit 2 FLEHA members (i.e., those who are REQUIRED to pay \$250 annual HOA dues) are entitled to vote and run for the two available Board positions during the 2021 Board election. If you'd like to throw your hat into the ring, please complete the attached "**Notice of Desire to be a Candidate**" form (next page) 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 two qualified FLEHA members run for the two available Board seats in 2021, then we will not need to hold a Board election. If we receive more than two nominations for the two seats, then election materials will mail to Unit 2 members after January 1, and the results will be announced in March 2021 at our annual General Board Meeting.



P.O. Box 2041, Granite Bay, CA 95746

November 1, 2020

**FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION
NOTICE OF DESIRE TO BE A CANDIDATE -- 2021**

I desire to be a candidate for election to the Folsom Lake Estates Homeowners Association's Board of Directors in the upcoming election. I am the owner of a lot within the Folsom Lake Estates Unit No. 2 subdivision identified below. By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

I may, but am not required to, submit a *Director Election Statement* to the Association.

The content of my *Director Election Statement* must be reasonably related to the election and must not exceed one side of a single 8-1/2 x 11-inch page.

Black-and-white copies of all *Director Election Statements* that are timely received will be included with the ballot package, which will be mailed to Association Members.

By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association.

[Print Name]

[Signature]

[Date]

[Folsom Lake Estates Unit No. 2 Lot # or Property Address]

To be considered a candidate for the 2021 FLEHA Board of Directors election,
this completed form and any *Director Election Statement* must be
postmarked by December 12, 2020, and addressed to:

FLEHA
P.O. Box 2041
Granite Bay, CA 95746

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 \$23.50/set (72 candles & bags).
 - ◆ Orders and payments are due by November 15 (check or cash only).
 - ◆ Your luminaries will be delivered to you in early December.
- ◆ 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 FLE 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 — *CANCELED, due to COVID*

Our traditional annual event has been canceled this year, due to the risk of spreading COVID along with holiday cheer. Here's hoping that conditions next year allow Santa and his trusty transport — the South Placer Fire District — to pick up where they left off.



Thanksgiving Word Search

Instructions: Try to find all of the hidden Thanksgiving words in the word search puzzle below.
(Words can be spelled forwards, backwards, diagonally, up, or down.)



Word List

ACORN	HAM	LOVE
BLESSING	HAPPINESS	MEAL
DINNER	HAY	PIE
DRESSING	HOME	SALAD



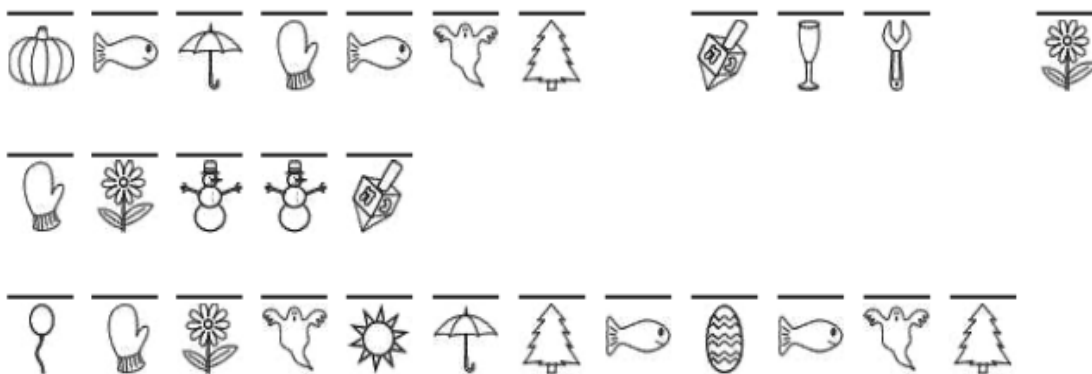
Thanksgiving Word Decoder Puzzle

Instructions: Match the picture in the Word Puzzle with the same picture in the Alphabet Key. On the Word Puzzle, write the letter that appears below the matching picture in the Alphabet Key to solve the word decoder puzzle.

Alphabet Key



Word Decoder Puzzle



— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting October 13, 7:00pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Jennifer Makol, Sharon Russo, Chris Vadnais
- **Unit 2:** Susan Moss, Inna & Val Kashtan **Unit 1:** Bart & Tracy Zitnitsky

OPEN FORUM/HOMEOWNER COMMENTS:

- **High-Speed Internet Update:** Bart and Tracy Zitnitsky reviewed their FLE group's progress. They've been pushing Consolidated (CCI) for a commitment to improve our internet service. So far they've only received a proposal that would cover approximately 150 out of 300 homes. Currently CCI has 2 ADSL (old technology) cable boxes in our neighborhood (one each on Barton and Auburn Folsom). They conducted a physical survey to determine which homes would be affected if they replaced the ADSL box on Barton with a VDSL (new technology) box; the group expects an update from CCI next week. *** The group also lodged a formal complaint about CCI's local internet monopoly with Senator Feinstein; no response yet. *** The group encourages residents to register for Starlink to increase FLE's chances of being beta tested. *** Secretary Vadnais suggested the option of installing towers in the FLE park via Wave, which would require electricity but no cable. *** It was mentioned that local schools are offering free hotspots for students, which might be a short-term improvement for some residents.

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

TREASURER'S REPORT: The current balance stands at approximately \$157,000, which is approximately \$14,600 more than the same time last year. Per CA HOA laws, approximately \$104,600 of the balance was deposited in the Reserve account to fully fund it. Expenses incurred since the previous budget report, (YTD 8/31/20), were approximately \$4,600, leaving accounts in good standing.

COMMITTEE REPORTS: N/A

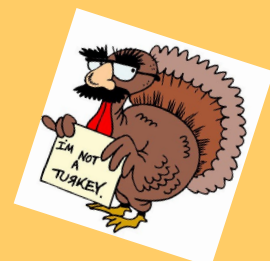
OLD BUSINESS:

- **Park Update:**
 - **Bare / Open Area:** No members have stepped up to assist with acquiring estimates and/or planning for any of their suggested options. Secretary Vadnais will request an estimate for the soccer/t-ball field expansion option with Folsom Landscape. He also suggested that we might consider doing another Survey Monkey to further assess member interest.
 - **Tree Maintenance Complete:** Secretary Vadnais will request that Folsom Landscape clear out all weeds and dead trees on the back end of the park for fire prevention.
 - **Sports Court Reservation System/Signage:** The sign is mounted. No feedback yet on the reservation policy.
 - **Park Open/Closed Status:** Still closed to group gatherings for the time being.

NEW BUSINESS:

- **Santa/Cookies vis-à-vis pandemic:** The Board feels that the tradition is safe, since it is outdoors, especially if participating families and Santa wear masks and/or social distance.

The meeting was adjourned at 7:43 pm, 3/0/0.



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 10 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.”

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.

BOARD MEETING AGENDAS *

Tuesday, November 10, 2020, 7pm
Location TBD, Granite Bay

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

Happy Holidays!
No December
Board Meeting
See You in 2021!!

** Agendas subject to change.*

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Park Reservations

Send park reservation requests to:

info@fleha.org

Proof of insurance is required for league practice.



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

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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

ODD JOBS

Drew Briare: Gutter cleaning, Pressure Washing, Odd Jobs. **Call** 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



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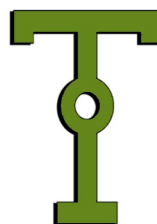
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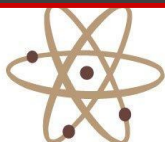


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smccune@golyon.com



Susan McCune
CalDRE #01827772



Rainsbury Law Group

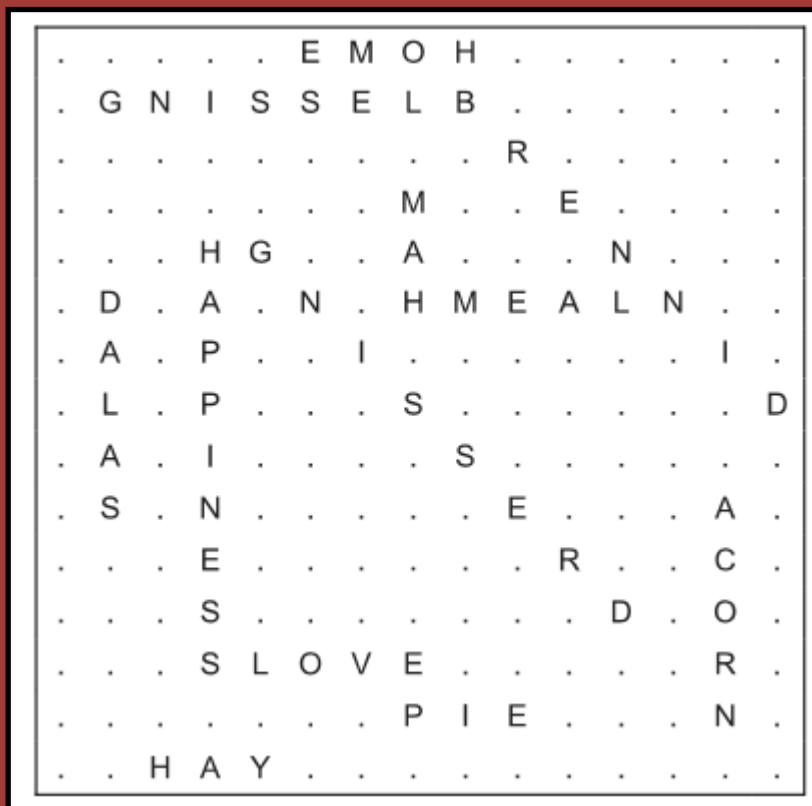
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ANSWER KEY for HOLIDAY ACTIVITIES

Page 5:



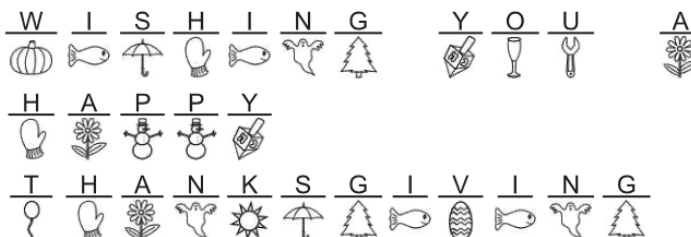
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Word Decoder Puzzle Key

Alphabet Key



Word Decoder Puzzle Key





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



Nov-Dec 2020

Available Online
at www.fleha.org

HANDY REFERENCE GUIDE

EMERGENCIES	9-1-1	
Placer County Sheriff's Dispatch (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/	