



Items of Note

HOA Dues: A HUGE thank-you to all homeowners who sent in their HOA dues before the February 1 deadline! Unit 2 homeowners who did not pay dues on time now owe \$250 + \$25 late fee. Please pay before the March Board meeting to avoid additional fees and a lien process.

COVID-19: See page 7 for COVID resources.

UPCOMING EVENTS

- Mar 9 Board Meeting, 7pm *
- Mar 20 Spring Equinox
- Mar 23 National Puppy Day
- Mar 27 Passover Begins
- Mar 31 Cesar Chavez Day
- Apr 1 April Fool's Day
- Apr 4 Easter
- Apr 13 Board Meeting, 7pm *
- Apr 22 Earth Day
- Apr 30 Arbor Day



** Date & time subject to change*

INSIDE STORIES

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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 May-June issue must be received by Apr. 22 at info@fleha.org.

— **MINUTES** —

**Folsom Lake Estates Homeowners Association
Board Meeting January 5, 2021 5:00pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Jennifer Makol, Chris Vadnais, & Rich Wise
- **Unit 2:** Susan Moss

OPEN FORUM/HOMEOWNER COMMENTS: No comments.

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

TREASURER'S REPORT: The current balance stands at approximately \$137,500, which is approximately the same as the balance at the same time last year. Expenses incurred since the previous budget report were approximately \$16,000, leaving accounts in good standing.

COMMITTEE REPORTS:

- **Architectural Review:** No issues were raised by the ARC, but two items were discussed to address resident inquiries:
 - The Board reiterated that the required setbacks for an Accessory Dwelling Unit are dictated by FLEHA's CC&Rs, (per Article VII: minimum setbacks of 35 feet from front property line, 15 feet from side property lines, and 25 feet from rear property lines), and not by the County, which prescribes smaller setbacks.
 - The Board discussed a resident's request for a letter that approves building an accessory structure that does not conform to FLEHA's setback requirements. The Board feels that the proposed structure has not yet been adequately explained, and requires more discussion and clarification before they can rule.

OLD BUSINESS:

- **Park Update:**
 - **Bare / Open Area:** Folsom Landscape Maintenance provided an estimate for the larger soccer field expansion option discussed at the previous Board meeting. Secretary Vadnais suggested assessing membership interest in 2022 capital improvements via a 2021 survey that would include a few potential projects, such as the one mentioned above, and their estimated costs. The Board agreed to begin thinking of questions and reviewing the 2015 neighborhood survey for ideas, with a goal of finalizing it in March/April.
 - **Dead Trees / Weeds:** Done and paid.
- **High-Speed Internet Update:** The neighborhood group exploring options provided an update on their work. In short, CCI is not a viable option because they are unwilling to foot the \$3M investment to update our neighborhood's system with fiberoptic cable; WAVE Communications will be conducting a survey of our area over the next few weeks to determine viability; and T-Mobile's \$50/month hot spot option appears to be working well for some FLE residents. Admin will inquire if the group discussed the potentially less expensive option of WiFi towers (vs. trenching for fiberoptic cable) with either CCI or WAVE.

NEW BUSINESS:

- **2021 Board Election:** Chris Vadnais, (Secretary, and Sharon Russo, (Member-at-Large), ran unopposed and were re-elected for another 2-year term on the Board.
- **Luminaries:** The Board appreciated the high neighborhood participation in and beauty of the luminary display this year.

The meeting was adjourned at 5:25 pm, 3/0/0.

Executive Session immediately followed.

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting February 9, 2021 6:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, & Chris Vadnais
- **Unit 2:** Susan Moss, Michael Skorstad

OPEN FORUM/HOMEOWNER COMMENTS: No comments.

REVIEW OF APPROVED JANUARY 2021 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$138,000, which is approximately \$37,000 less than the same time last year (due to the timing of the deposit of HOA dues in January 2020 vs January 2021). Expenses incurred since the previous budget report were approximately \$4,500, leaving accounts in good standing.

COMMITTEE REPORTS:

- **Architectural Review:** 1. Formal plans for a room addition that were previously submitted by a resident and approved by the ARC were also approved by the Board. 2. A homeowner requested approval for architectural changes without providing formal plans; the Board did not approve the request; details in Executive Session.

OLD BUSINESS:

- **Park Update:**
 - **Bare / Open Area:** No updates.
- **High-Speed Internet Update:** WAVE was surveying in FLE the past 2-3 weeks. They are synthesizing their data, and will provide a report in the next few weeks. T-Mobile continues to be a good option, and are in the process of converting the 4G towers to 5G. It appears that a mesh system is required to get the best reception throughout the home for the higher speeds. Nothing new to report on Starlink.

NEW BUSINESS:

- **Survey:** Secretary Vadnais provided the 2016 survey questions and results for the Board's review. The Board discussed some ideas for the 2021 survey, such as retaining the demographics questions, adding others on park and internet improvements, volunteering with FLEHA and new HOA dues payment methods. Vadnais will draft a survey for finalization at the next Board meeting.
- **HOA Dues:** To date, 4 Unit 1 residents have paid dues (compared to a total of 25 last year); a second notice will go out this week. There are 9 unpaid Unit 2 dues; reminders were sent by email on 2/3 (received 1 response/late payment from that mailing) and by mail on 2/8. The delinquent Unit 2 residents now owe a \$25 (10%) late fee in addition to their \$250 annual HOA dues, for a total of \$275. If their \$275 payments are not received by the next Board meeting (3/9), certified letters will be sent explaining the lien process that will be initiated if payment is not received by 5/1, and which will result in an additional \$300 penalty plus any fees associated with filing the lien. The Board will attempt to personally contact the 9 residents and secure their payments before the March 9 Board meeting deadline.

The meeting was adjourned at 7:40 pm, 4/0

Executive Session immediately followed.

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.

COVID-19 Resources

General Information/Resources

<https://www.who.int/emergencies/diseases/novel-coronavirus-2019>

https://www.who.int/health-topics/coronavirus#tab=tab_1

<https://www.cdc.gov/coronavirus/2019-ncov/index.html>

<https://covid19.ca.gov/>

<https://www.placer.ca.gov/coronavirus>

Testing

<https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/testing.html>

<https://www.hhs.gov/coronavirus/community-based-testing-sites/index.html>

<https://www.projectbaseline.com/studies/covid-19/>

Vaccines

<https://www.cdc.gov/coronavirus/2019-ncov/vaccines/index.html>

<https://covid19.ca.gov/vaccines/#When-can-I-get-vaccinated>

www.placer.ca.gov/vaccineclinics

<https://myturn.ca.gov/landing>

<https://www.placer.ca.gov/coronavirus/vaccine>

To stay broadly informed about vaccine availability and progression through the vaccination phases, residents can visit the Placer County website at www.placer.ca.gov/vaccine; text PLACER-VACCINE to the number 898211 to receive text alerts from 211; and subscribe to Placer County's newsletter.

BOARD MEETING AGENDAS *

Tuesday, March 9, 2021, 7pm
Location TBD, Granite Bay

Open Forum/Homeowner Comments
 Review of Approved February 2021 Minutes
 Treasurer's Report
 Committee Reports
 Architectural Review
 Old Business
 New Business

Tuesday, April 13, 2021, 7pm
Location TBD, Granite Bay

Open Forum/Homeowner Comments
 Review of Approved March 2021 Minutes
 Treasurer's Report
 Committee Reports
 Architectural Review
 Old Business
 New Business

** Meeting dates, times, and agendas subject to change.*

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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)

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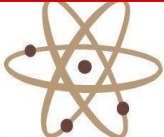


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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

Mar-Apr 2021

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/	