



Dear FLEHA Members

COVID has, at times, added a dimension of challenge to holding monthly FLEHA Board meetings, but rest assured that the business of the association continues to be monitored. As Board members, we actively address our duties—submitting monthly budget reports, maintaining a reserve account, facilitating payable and receivable accounts, managing the park and common areas, overseeing the architectural review process, etc.— year-round, regardless of whether or not Board meetings are held. For more information about the Board’s role, please see page 2. We look forward to resuming regular meetings as conditions allow, and invite you to email your questions, concerns, and suggestions to the addresses listed below.

-The FLEHA Board-



UPCOMING EVENTS

- Sep 6 Labor Day
- Sep 14 Board Meeting, 7pm *
- Sep 22 Autumnal Equinox/1st Day of Fall
- Oct 5 World Teachers’ Day
- Oct 12 Board Meeting, 7pm *
- Oct 31 Halloween

** 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 Nov-Dec issue must be received by Oct 22 at info@fleha.org.

The FLEHA Board – What It's All About

The FLEHA Board of Directors includes a President, Vice-President, Treasurer, Secretary, and Member-at-Large. 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.

FLEHA *Fast Facts*

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

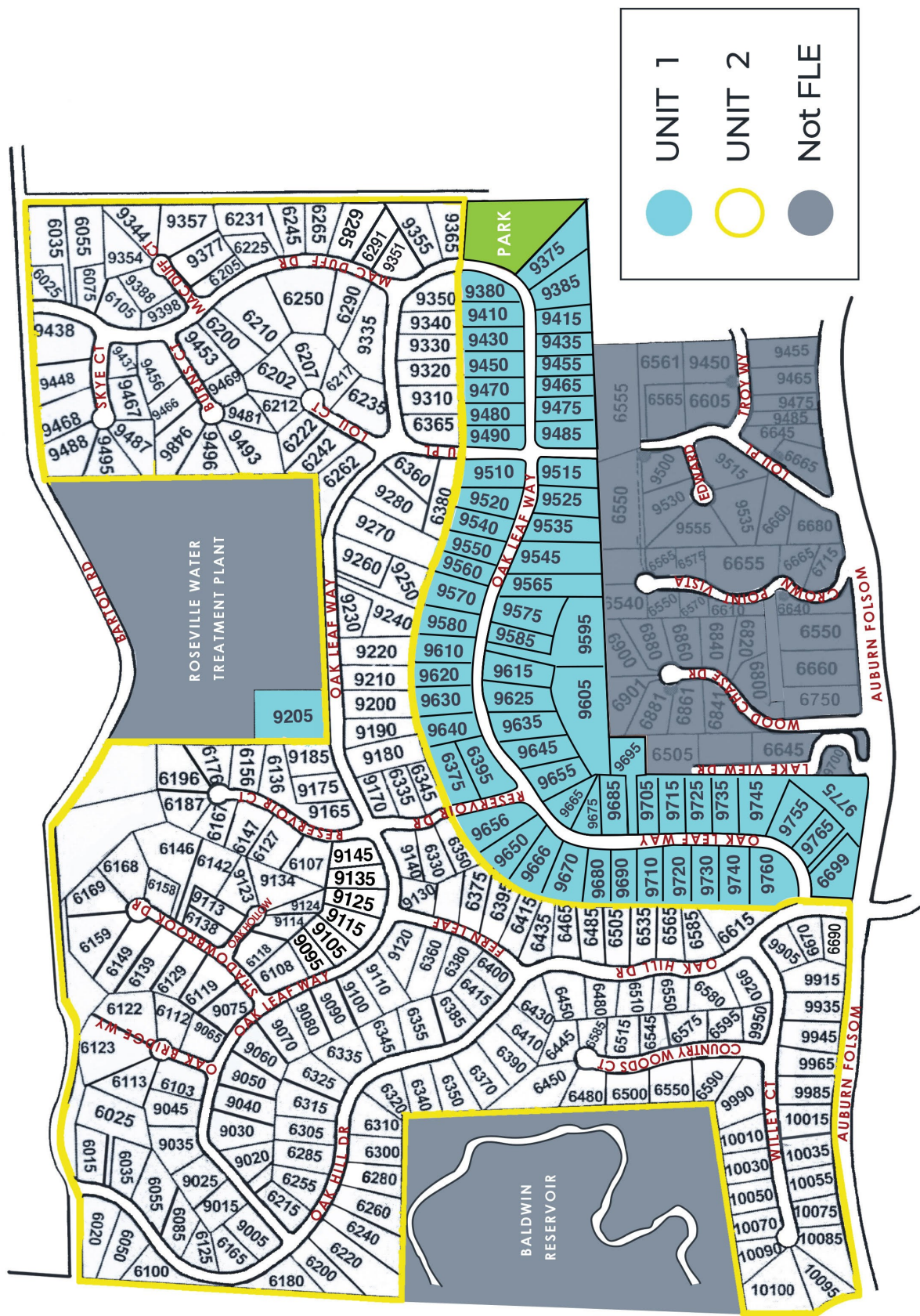
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 25 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 10 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues 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.

FOLSOM LAKE ESTATES



UNIT 1

UNIT 2

Not FLE



As of this newsletter publication date, the governor has declared a drought emergency in 50 of 58 California counties — including Placer — due to extreme dry conditions, and has asked residents to voluntarily cut water use by 15%. For more information, including tips on saving water and keeping your trees alive in a drought, we invite you to visit these sites:

- **Newsom Urges All Californians to Cut Water Use by 15%:** [Calmatters.org/environment/2021/07/California-water-use-drought/](https://calmatters.org/environment/2021/07/California-water-use-drought/)
- **Save our Water:** www.saveourwater.com
- **State of CA, California Drought Action:** drought.ca.gov and drought.ca.gov/water-saving-tips/
- **Helping Your Trees Survive the Drought:** saveourwater.com/en/News-and-Events/Latest-News/Helping-Your-Trees-Survive-the-Drought
- **San Juan Water District:** sjwd.org and sjwd.org/water-efficiency
- **Tips for Tree Care During Drought:** sactree.com/assets/docs/Drought%20Tips%20Infographic.pdf
- **Trees & Drought in California—FAQs:** californialeaf.org/saveourtrees/faqs/

BOARD MEETING AGENDAS *

Tuesday, September 14, 2021, 7pm
Location TBD, Granite Bay

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

Tuesday, October 12, 2021, 7pm
Location TBD, Granite Bay

Open Forum/Homeowner Comments
 Review of Approved September 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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(916)

Jimstennis@yahoo.com

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 Desert and Palm Springs.

If interested, visit:

<https://www.vrbo.com/668903>

or call **Pete @ 408 313-6841**





Park Reservations

Send park reservation requests to:

info@fleha.org

Proof of insurance is required for league practice.



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916-899-4354

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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)

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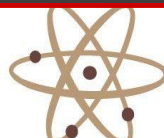
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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

SEP-OCT 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/

