



A Peek Inside the Issue...

*** December 24 Luminaries**

*** Santa Visit - Welcome Back!**

*** 2022 FLEHA Board Election & How to Run**

*** FLEHAAlerts!**

and more...

UPCOMING EVENTS

- Nov 9 Board Meeting, 7pm *
- Nov 11 Veterans Day
- Nov 25 Thanksgiving Day
- Nov 28 Chanukah Begins at Sunset
- NO DECEMBER BOARD MEETING
- Dec 1 Santa Visits FLE!
- Dec 21 Winter Solstice
- Dec 24 Set up Luminaries!
- Dec 25 Christmas Day
- Dec 26 Kwanzaa Begins
- Dec 31 New Year's Eve



** 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 Jan-Feb issue must be received by Dec. 22 at info@fleha.org.

FLEHA Board of Directors

General Election 2022

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 the Board positions — President, Vice President, and Treasurer — are up for re-election in January 2022. 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 three available Board positions during the 2022 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 three qualified FLEHA members run for the three available Board seats in 2022, 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 2022 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 -- 2022**

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 2022 FLEHA Board of Directors election, this completed form and any *Director Election Statement* must be **postmarked by December 12, 2021**, 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 \$26.00/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!

Need Help Setting up Luminaries? Want to Earn Extra Holiday Cash?

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**. FLEHA will distribute the list via email so that residents may hire a neighborhood helper to set up, light, and remove their luminaries!

Santa & Company — *Back Again after COVID Hiatus*

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 1 this year**. 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**:

- 6:00—6:20 Willey Court/Countrywoods**
- 6:20—6:40 Shadowbrook/Oak Hollow**
- 6:45—7:20 FLE Park**



— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting October 19, 6:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, Rich Wise
- **Unit 2:** Susan Moss

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$164,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$7,300 more than the same time last year. Expenses incurred since the previous budget report (8/31/21) were approximately \$3,700, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: N/A

OLD BUSINESS

Park Update: N/A

High-Speed Internet Update: The Board is aware of the work being done by the neighborhood group to advocate for high-speed internet availability in FLE. This recently included efforts to encourage FLE residents to submit online comments to the CA Public Utilities Commission (CPUC) in order to garner attention and, ultimately, funding for our neighborhood via the Last Mile Grants that are part of the state's \$6 billion investment in broadband infrastructure. Representatives of the FLE team will also be presenting their case at an upcoming MAC meeting, since it is the County's discretion on how to disburse the funds it receives.

Survey: Secretary Vadnais is sending a test survey to the Board.

Tree & Fine Policy: The Board voted unanimously to move ahead with the policy. It will be announced via newsletter, email, and posting at the park to allow HOA members to provide comments. Voting is expected to occur at the January Board meeting. If indoor meeting rooms are still unavailable due to COVID restrictions, we may need an outdoor site to accommodate attendees.

Homeowner Plantings Impeding Road Safety/Visibility: The Board discussed whether the stop sign obstructions are issues for the County and/or insurance. Requires additional inquiry.

Barton Road Clearing on FLEHA-owned Vacant Lot: Folsom Landscape Maintenance (FLM) removed dead vegetation on the entire lot, created a 15-foot dirt road/fire break at property borders, raised trees, and removed garbage for a total of \$10,500. FLM will provide additional estimates for:

- Hauling the large blocks of concrete that were dumped on the lot
- Installing fencing w/posts and signs
- Conducting annual or biannual maintenance
- Conducting monthly garbage cleanup

NEW BUSINESS

Reserve Study: Per Treasurer Wise, the Reserve Study recommends adding another \$10,000 to the reserve fund this year in case we need to replace the entire playground equipment set. The Board doesn't expect to do more than upgrade a few minor components, so the additional funding is not necessary.

Payment Gateway Platform: A motion was approved unanimously to move forward with implementing a Cheddar Up online account to facilitate online payments for any and all of the following: HOA dues, title documents, fines, and luminaries. Member-at-Large Russo will check on any recommended additional insurance or bonding to further protect HOA funds.

Structure on FLE street used as residence: Two residents inquired if the structure on the street in front of a home on Oak Hill Drive represents a violation of FLEHA's CC&Rs or County laws. The Board will investigate.

The meeting was adjourned at 7:20pm, 4/0/0

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.

FLEHA Alerts!

Notice of New HOA Rule on Dead Trees and/or Vegetation and Fine Policy for Violation of CC&Rs, Bylaws, or HOA Rules

The FLEHA Board has worked with a local attorney, Deon Stein, who specializes in homeowner association issues, to draft a new rule and policy. The Board hereby officially notifies FLEHA members of its intent to consider enacting the following:

- **Rule on Dead Trees and/or Vegetation:** This rule compels a homeowner to address danger to the safety of other homeowners created by threat of a dead tree, tree limb, or dry vegetation on a homeowner's property. The Board has been discussing this issue since the last round of drought several years ago, which generated a deadly invasion of insects that rendered area redwood trees partially or completely dead fire hazards. The COVID surge slowed the Board's effort toward enacting this rule, but the past two additional years of significant drought further support its necessity.
- **Fine Policy for Violations of CC&Rs, Bylaws, or HOA Rules:** This policy establishes monetary fines for violations of FLEHA's CC&Rs, Bylaws, and HOA Rules. It includes notification to a homeowner of an identified infraction and provides the opportunity to discuss the infraction with the Board to reach a reasonable timetable for correction.

The Board will consider comments on the above-mentioned rule and policy from FLEHA members at the January 11, 2022 Board meeting (time and location TBD). The full text of the proposed new rule and policy, including definitions of violations, can be found on pages 10-12 of this newsletter.

New for 2022 - Pay HOA Dues Online!!

We're pleased to announce that paying your annual HOA dues (due by Feb. 1!) just got easier! In 2022 FLEHA members will have the option* to pay online — by echeck or credit card ** — via a secure link. Details will be included in the dues packets, which will be sent by mail and email on January 1, 2022.

NOTE: Pay by echeck by February 1 and FLEHA will waive the online payment transaction fee!

** HOA members can pay their dues by mailing a check to FLEHA, if preferred.
** Payment transaction fees apply for echeck or credit card payments. No fee if paid by echeck by 2/1/22.*

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION
NOTICE OF PROPOSED RULE CHANGE

TO: All Association Members
FROM: The Board of Directors
RE: NOTICE OF PROPOSED RULES ENACTMENT

The purpose of this written notice is to inform you that the Association's Board of Directors is proposing to adopt (1) a rule that requires owners to remove dead or dying trees or vegetation that pose a threat to other property in the development; and (2) a fine policy. This notice is being given to all members in accordance with California Civil Code Section 4360.

1. **Text of the Proposed Rules Enactment:** The Proposed New Rules are set forth on pages 2-3 of this written notice.

2. **Purpose and Effect of the Proposed Rules Enactment:** The purpose and effect of the Proposed New Rules are to establish (1) rules regarding the removal of dead and dying trees and vegetation in the development, and (2) a fine policy for enforcement of the Association's Rules and CC&Rs.

3. **Notice of Meeting of the Board of Directors to Consider Adoption of the Proposed New Rules:** The Board of Directors will hold a meeting to consider adopting the Proposed New Rules as indicated below. The Board of Directors intends to make its decision either at this meeting or its next scheduled meeting following consideration of any comments made by the members.

Date: January 11, 2022 *

Time: 7:00 p.m. *

Place: TBD

** Meeting date and time are subject to change.*

TEXT OF THE PROPOSED NEW RULES

Folsom Lake Estates Homeowners Association Board proposes that the following New Rules become part of the Association's Rules, to read as follows:

Dead Trees and/or Vegetation Rule

In an effort to avoid injury to persons or property and to eliminate combustible trees and vegetation in the development, property owners (Owners) within Folsom Lake Estates are required to remove and promptly dispose of any dead tree or trees, dead tree limbs, and/or dead vegetation on their lots that could potentially combust or fall onto other property within the development, including common areas, public areas, and other owners' parcels.

Violations Defined

Transient Violation

A transient violation is one that is not enduring or permanent, or is one that lasts only briefly.

Continuing Violation

A continuing violation is a single violation that is never cured. Owners who fail to cure a violation within the timeframe set forth in the hearing results notice may be subject to a continuing fine.

Fine Policy for Violation of Folsom Lake Estates Homeowners Association CC&Rs or By-laws

An Owner who is allegedly in violation of any rule or restriction will be called either in writing by certified United States mail or by a means approved by law, to a meeting of the Folsom Lake Estates Homeowners Association (FLEHA) Board of Directors at least ten days prior to such meeting (the "Hearing Notice"). The Hearing Notice shall give the date, time, and location of the hearing (including the log-in information necessary for a virtually-held meeting, where applicable), the nature of a violation, the amount of the potential fine, and state that the Owner is entitled to attend the hearing and address the Board.

The following monetary penalties shall apply where the Board finds, in its sole discretion, that similar violations of the CC&Rs or Association Rules occur.

First Offenses:	Up to \$100
Second Offense:	Up to \$250
Third Offense:	Up to \$500
All Subsequent Offenses:	Up to \$500
Continuing Violation:	Up to \$50 per day until cured.

All fines imposed shall be assessed to the Owner's account and shall be due within 30 days after such fines are assessed. The Association shall file a lien against any account having unpaid fines on December 31 of each year. The Owner shall be responsible for all fees and collection costs associated with filing and removing any lien filed against the Owner's lot.

Owners are responsible for notifying the FLEHA Board that a violation has been corrected by sending an e-mail to info@fleha.org or a letter by certified US mail to Folsom Lake Estates Homeowners Association, PO Box 2041, Granite Bay, CA 95746 and providing evidence sustaining that the violation has been resolved.

BOARD MEETING AGENDAS *

Tuesday, November 9, 2021, 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 2022!!

** Agendas and meeting date/time subject to change.*

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

CLASSIFIED ADVERTISING

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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

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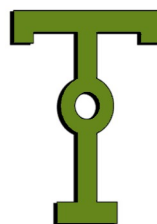
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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746



Nov-Dec 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/	