



FLEHA NEWSLETTER
Jan-Feb 2022

A Peek Inside the Issue...

- * Folsom Lake Estates Holiday Pictorial**
- * 2022 HOA Dues — Due by Feb. 1**
- * Tree & Fines Policy — Meeting Jan. 11**
- * 2022 FLEHA Board Election**
- and more...**

UPCOMING EVENTS

- Jan 1 New Year's Day
- Jan 11 Board Meeting, 7pm *
- Jan 17 Martin Luther King Jr. Day
- Feb 2 Groundhog Day
- Feb 8 Board Meeting, 7pm *
- Feb 14 Valentine's Day
- Feb 21 President's 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 Mar-Apr issue must be received by Feb. 22 at info@fleha.org.

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

FLEHA Alerts!

Pay 2022 HOA Dues by Feb. 1 + Neighborhood Directory Update

The FLEHA dues process is now under way, and we need your help — by paying your dues on time — to ensure that the process goes smoothly. Unit 2 residents pay mandatory \$250 dues and Unit 1 residents pay voluntary \$140 dues. **Dues are due by 2/1/22.**

As part of the dues process, we're also collecting contact information in order to update our snail and email lists and print the 2022-23 edition of the FLEHA Neighborhood Directory. Contact forms are included in the dues packets. Please complete and return them with your dues payments. The directory is only provided to FLEHA members and is not available in digital format.

PLEASE NOTE: Unit 2 residents are automatic, mandatory members of FLEHA. The HOA sends courtesy reminders about annual dues on January 1 (this year they're being sent by mail and email). It is each Unit 2 homeowner's responsibility to pay HOA dues every year by February 1, regardless of if or when the reminder is received. Late payments are assessed a 10% late fee.

New for 2022 - Pay HOA Dues Online!!

We're pleased to announce that paying your annual HOA dues 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: Online payment is FREE (FLEHA will waive the online payment transaction fee) if you pay by echeck by February 1!

** 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.*

FLEHA Alerts!

2022 FLEHA Board Election Update

FLEHA had another uncontested Board election this year. Per our revised Bylaws, since three qualified FLEHA members ran for the same number of open seats, those nominees are deemed elected. Congrats and hearty thanks to **Jennifer Makol**, who graciously agreed to fulfill another two-year term as Board President. We welcome the following new Board members, whose terms will officially start in March 2022:

Nicole Howe
Marcie Shelton

More information to follow in the March-April newsletter.

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 13-15 of this newsletter.

— MINUTES —

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

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$153,700, including \$104,600 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,700 more than the same time last year. Expenses incurred since the previous budget report (9/30/21) were approximately \$11,700, leaving accounts in good standing. Treasurer Wise presented a proposed 2022 annual budget; several items were adjusted, per feedback from the Board, and the revised budget was approved unanimously by the Board. The Treasurer agreed to write an article explaining the FLEHA budget/financials for the Jan-Feb 2022 newsletter.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: Members of the committee recently attended and presented evidence for FLE's high-speed internet needs at a MAC meeting. They also encouraged FLE residents, via e-blast, to participate in a new online Placer County Broadband Internet Service Survey.

OLD BUSINESS

Park Update: Two new tot swings have been purchased (\$175) and will be installed shortly, thanks to the initiative of resident Shane Motley. New bark (a total of 13 yards) will be added around the playground and under the swings at a cost of \$1,040, which was approved unanimously by the Board. Folsom Landscape Maintenance recommends that we replenish the playground bark annually, which should only require approximately 6 yards of material.

Survey: Secretary Vadnais provided a draft survey to the Board. He will incorporate the Board's comments.

Tree & Fine Policy: In accordance with California Civil Code Section 4360, the new policies were announced via newsletter, email, and posting at the park on November 2, 2021. HOA members are invited to provide comments at the January 11, 2022 Board meeting, after which the Board will vote on the issue. If the Board votes to implement the rule change, general notice of the rule change must be posted to members within 15 days of that vote (by January 26, 2022).

Homeowner Plantings Impeding Road Safety / Visibility: Secretary Vadnais will provide the addresses of FLE residences where trees are impeding safety. Admin will issue letters to the corresponding homeowners requesting that they address the safety/nuisance issues, and will inquire with the County if the HOA has the authority to clear cut trees back to property lines if they pose safety hazards. If so, the homeowners in question would be subject to liens on their properties to cover FLEHA's tree trimming expenses, if they do not remedy the problems themselves.

Cheddar Up / Payment Gateway Platform / Online HOA Dues Payments: The Board investigated the financial security of Cheddar Up and is satisfied that their use of Stripe, Cheddar Up's payment processor, is legitimate and secure. Member-at-Large Russo agreed to be the back-up account administrator.

Cost Estimates for Additional Work on Barton Road Lot: Folsom Landscape Maintenance (FLM) provided additional estimates for:

- Hauling away the large blocks of concrete that were dumped on the lot: \$1,000
- Installing fencing w/posts and 10 "NO DUMPING" signs: \$4,600
- Conducting annual or biannual maintenance: \$900 each time or \$1,800 for twice/year
- Conducting monthly garbage cleanup: \$100/month

— *MINUTES (cont'd)* —
Folsom Lake Estates Homeowners Association
Board Meeting November 9, 2021, 6:30pm
6485 Oak Hill Drive, Granite Bay

The Board approved annual maintenance, but wants to acquire estimates from additional providers for the other items (Secretary Vadnais will contact a fence and hauling contractor). Admin will request an estimate from FLM for an annual garbage clean-up for the frontage of the entire Barton Road lot and south to the intersection of Oak Hill, including County property. A suggestion was made to establish a community clean-up event with FLE residents and/or as a Bayside Church community service day. Admin will make inquiries.

Structure on FLE street used as residence: The structure has been removed.

NEW BUSINESS

Annual Policy Statement / Reserve Study: The member packet of the latest Reserve Study, along with the other updated items in the Annual Policy Statement, will be posted to the website and announced via e-blast before the end of December 2021.

Plantings at FLE Auburn-Folsom Entrances: The Board has tabled this issue until spring.

Santa & Luminaries: South Placer Fire District will transport our FLE Santa on December 1 at 6pm. Luminary captains are collecting orders. Only 1 worker has offered services to date. The Board authorized an increase in pay to luminary workers to \$35/set (\$10 increase). An e-blast announcement will follow.

Directory: Contact information for the 2022-2023 edition of the directory will be collected in conjunction with the January 1, 2022 dues packets. Members will be required to provide their contact information in order to process online dues payments.

Need New Treasurer: Treasurer Wise informed the Board that he would like to resign as Treasurer in 2022, but would be willing to take a different position on the Board, if no new candidates step up. The Treasurer handles monthly financial reports, the annual budget, 1099s, state filing form, dealings with the accountant, and the Reserve Study. Secretary Vadnais, who previously served as Treasurer for the FLEHA Board, agreed to be back-up for the position, if no one else comes forward. The Board also proposed that the Admin take on the Treasurer's tasks, with a commensurate salary adjustment. The need for new Board members will be promoted again, via e-blast, prior to the December 12 deadline for new Board candidates. Per FLEHA Bylaws, a minimum of 3 Board members is required.

Water Meters: The Board approved Admin's request to turn off the San Juan Water meters at the park and entrances until the spring to save money.

The meeting was adjourned at 8:23pm, 4/0/0

Folsom Lake Estates Holiday Pictorial



Happy





Holidays





To one...





...and all!



FLEHA *Fast Facts*

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

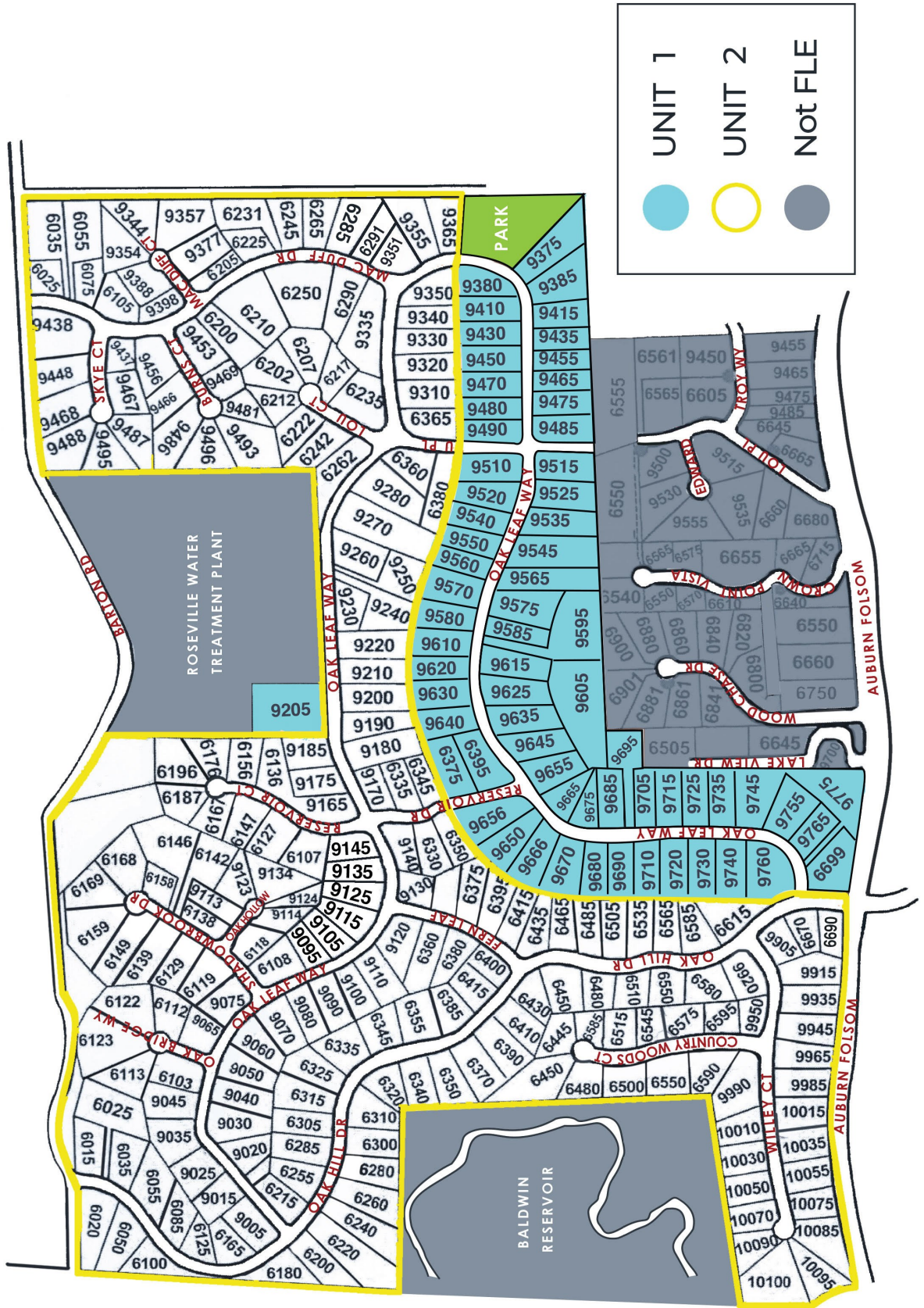
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 25 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 10 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues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



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, January 11, 2022, 7pm
Location TBD, Granite Bay

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

Tuesday, February 8, 2022, 7pm
Location TBD, Granite Bay

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

** Agendas and meeting date/time 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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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](tel:916-742-1922)

ODD JOBS

Drew Briare: Gutter cleaning, Pressure Washing, Odd Jobs. **Call** [916-765-1815](tel:916-765-1815)

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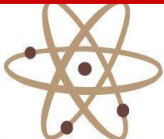
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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

Jan-Feb 2022

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/	