



A Peek Inside the Issue...

*** Upcoming FLEHA Social Events**

*** Meet your new FLEHA Board**

*** FLEHA Alerts**

and more...

UPCOMING EVENTS

- Mar 1 Mardi Gras
- Mar 8 Board Meeting, 7pm *
- Mar 13 Daylight Saving Begins
- Mar 17 Saint Patrick's Day
- Mar 20 First Day of Spring
- Apr 1 April Fool's Day
- Apr 12 Board Meeting, 7pm *
- Apr 3 Egg Hunt in FLE Park, 2pm
- Apr 15 Passover Begins
- Apr 17 Easter
- Apr 29 Arbor Day

** Date/time subject to change.*



INSIDE STORIES

- Meet the FLEHA Board Pg 2-5
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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 |

Administrator/Newsletter Editor

Susan Moss

info@fleha.org

NEWSLETTER SUBMISSIONS: Published 6x/year. Submissions and revisions for May-Jun issue must be received by Apr. 22 at info@fleha.org.

Meet your FLEHA Board of Directors!

Returning / Re-elected Board Members

NAME: *Jennifer Makol*

BOARD POSITION: *President*

RESPONSIBILITIES OF YOUR BOARD POSITION: *Run the monthly Board meetings; contribute to association newsletter.*

WHEN ELECTED TO THAT POSITION/WHEN DOES TERM EXPIRE: *Re-elected in 2022; term expires in 2024.*

HOW LONG ON FLEHA BOARD: *First elected as President in 2016.*

HOW LONG LIVED IN FLE: *41 years*

WHERE FROM ORIGINALLY: *Massachusetts*

SIGNIFICANT OTHERS: *Jim (husband); Victoria (daughter); and Joe (son).*

PROFESSION/FORMER PROFESSION: *Retired member of CA Bar; retired English Literature teacher.*

HOBBIES: *Book Club; daily walks in FLE, nearby neighborhoods, and Folsom Lake.*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *Flowers in bloom year-round; mild weather; rain--NOT snow. I enjoy talking with the many friendly neighbors my husband and I meet on our walks.*



NAME: *Sharon Russo*

BOARD POSITION: *Member-at-Large*

RESPONSIBILITIES OF YOUR BOARD POSITION: *I serve the Board's strategic needs as determined by the President.*

WHEN ELECTED TO THAT POSITION/WHEN DOES TERM EXPIRE: *Re-elected in 2021; term expires in 2023.*

HOW LONG ON FLEHA BOARD: *First elected in 2017.*

HOW LONG LIVED IN FLE: *22 years*

WHERE FROM ORIGINALLY: *Orange County, CA*

SIGNIFICANT OTHERS: *Rick Russo (husband).*

PROFESSION/FORMER PROFESSION: *Personal Trainer; Human Resources.*

HOBBIES: *Cycling; gardening; cooking; trap shooting; paddle boarding.*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *I love being close to wine country, mountains, rivers, and the great outdoors.*



Meet your FLEHA Board of Directors!

Returning / Re-elected Board Members (cont'd)

NAME: *Chris Vadnais*

BOARD POSITION: *Secretary*

RESPONSIBILITIES OF YOUR BOARD POSITION: *Help review/ approve the monthly meeting minutes and assist with record keeping . I also pitch in by checking on the park and performing light maintenance.*

WHEN ELECTED TO THAT POSITION/WHEN DOES TERM

EXPIRE: *Re-elected in 2021; term expires in 2023.*

HOW LONG ON FLEHA BOARD: *Since 2013 (Treasurer 2013-2016)*

HOW LONG LIVED IN FLE: *Moved from Folsom in July 2010.*

WHERE FROM ORIGINALLY: *In order: CA, CT, KS, CT, CA, GA, NC, and back to CA in 2001. Barcelona, Spain, for a few months in 2001 on exchange as part of my MBA program at Duke.*

SIGNIFICANT OTHERS: *Kelly Vadnais (wife).*

PROFESSION/FORMER PROFESSION: *Former Finance Controller at Intel in Folsom; now retired.*

HOBBIES: *Too many to list, but primarily I spend time with my family, work on my classic Fords, take care of our dogs, and do home improvement. I occasionally play golf, tennis, bike, and ski.*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *One of the reasons we picked FLE is due to its low-key/low-cost HOA, and keeping it that way is one of the reasons I joined the Board. We enjoy this area for the weather plus proximity to Folsom Lake and Lake Tahoe.*

ANYTHING ELSE YOU'D LIKE TO SHARE: *If you haven't been on the FLEHA Board or a committee, please consider doing so in the future as it is volunteer-run, which is one of the main reasons our HOA costs remain low.*



Meet your FLEHA Board of Directors!

Incoming Board Members

NAME: *Nicole Howe*

BOARD POSITION: *TBD*

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:

Elected in 2022; term expires in 2024.

HOW LONG LIVED IN FLE: *5 years*

WHERE FROM ORIGINALLY: *I was born in Daly City. I moved to Santa Rosa when I was 16 and Sacramento at age 20.*

SIGNIFICANT OTHERS: *Kevin (husband) + Bennett and Sebastian sons).*

PROFESSION/FORMER PROFESSION: *Licensed realtor, however I have spent the majority of my time as a stay-at-home mom for the past 7 years.*

HOBBIES: *We are avid travelers and love to explore both near and far. When we are home you will typically find us visiting with our neighbors, letting the kids play in the cul-de-sac, walking to Folsom Lake, and having friends and family over to visit.*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *We love our area! Spending days on the little league fields, taking walks to the lake, golfing, hanging out with friends, kayaking, farmers markets, quick*



NAME: *Marcie Shelton*

BOARD POSITION: *TBD*

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:

Elected in 2022; term expires in 2024.

HOW LONG LIVED IN FLE: *1.5 years*

WHERE FROM ORIGINALLY: *Indiana*

SIGNIFICANT OTHERS: *A.J. (husband) + Lily and Cammy (daughters).*

PROFESSION/FORMER PROFESSION: *Human Resources & Talent Management; owner of The Leaders Partner consulting business.*

HOBBIES: *Playing outside, volunteering at the Twin Lakes Food Bank Garden, the Friends of Granite Bay Library, and various other local and virtual mentor programs.*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *I love our neighbors and I love being in nature. We are taking advantage of being able to take our new puppy out for walks to the lake. We've met so many great families since we moved in. It's fun to have so many friends for the parents and the kids.*



Special Thanks to Outgoing FLEHA Board Members...

NAME: *Susie Barr*

BOARD POSITION: *Vice President*

RESPONSIBILITIES OF YOUR BOARD POSITION: *I stepped in and assumed the President's duties if she was absent.*

WHEN ELECTED TO THAT POSITION/WHEN DOES TERM EXPIRE: *Re-elected in 2020; term expired in 2022.*

HOW LONG ON FLEHA BOARD: *10 years*

HOW LONG LIVED IN FLE: *34 years*

WHERE FROM ORIGINALLY: *Lynwood, CA*

SIGNIFICANT OTHERS: *Jim (husband)*

HOBBIES: *Running; crafts; pets*

WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA: *I love the large lots and the luminary display at Christmas.*



NAME: *Rich Wise*

BOARD POSITION: *Treasurer*

RESPONSIBILITIES OF YOUR BOARD POSITION: *I created our financial reports, managed our Reserve Funds, and acted as liaison with our attorney to ensure that we were in compliance with legal and insurance matters.*

WHEN ELECTED TO THAT POSITION/WHEN DOES TERM EXPIRE: *Re-elected in 2020; term expired in 2022.*

HOW LONG ON FLEHA BOARD: *Since 2016*

HOW LONG LIVED IN FLE: *36 years*

WHERE FROM ORIGINALLY: *Southern CA*

PROFESSION/FORMER PROFESSION: *Accountant*

HOBBIES: *Pickleball; skiing; golfing*



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FLEHA Alerts!

Save the dates for upcoming FLEHA Social Events!

(at FLE Park — details to follow)

- ♦ **Egg Hunt:** Sunday, April 3, 2pm
- ♦ **Car Show (w/donuts & coffee):** Saturday, June 25; 9a-1p
- ♦ **National Night Out:** Tuesday, August 2; evening
- ♦ **Music in the Park + BBQ:** Saturday, September 24; BBQ 5-7pm and concert 7-9pm

Hope to see you there!

The FLE Park is Open for Reservations!

COVID restrictions have been eased, allowing the Board to lift the ban on park reservations. The picnic grove and soccer field may be reserved by FLEHA members by sending an email inquiry to: info@fleha.org.

Additional information about the park rules, etiquette, and reservations can be found at www.fleha.org under the "Park" tab.

Selling Your Unit 2 Home in FLE? Need Demand Documents?

You can now order and pay for these required documents online. See details on home page of FLEHA website at: www.fleha.org.

FLEHA Alerts!

Want to Be Included in FLEHA's 2022-23 Neighborhood Directory?

Be sure to return a completed Contact/Directory form * **by March 10**. Without that signed document, FLEHA is restricted to listing only information that is publicly available — homeowner's name and address. **

** Need another Contact/Directory form? Please send your request to info@fleha.org.*

*** Your name and address will not be included in the directory if you opted out on the Contact/Directory form.*

Looking for Information about FLEHA?

Check out FLEHA *Fast Facts* on pages 11-12 + FLEHA's website at www.fleha.org for:

- ◆ Board meeting minutes
 - ◆ Newsletters
- ◆ Legal documents such as Bylaws & CC&Rs
 - ◆ Architectural review process
 - ◆ Park reservations and more...

Have a classified advertisement in the FLEHA newsletter?

Please send all updates to info@fleha.org.

Dead Trees on Your Property? Bushes Blocking the Street or Visibility?

If so, you may receive notification from the FLEHA Board requesting that you address these neighborhood safety hazards.

To read the recently enacted Dead Trees and/or Vegetation Rule + Fine Policy for Violation of CC&Rs or Bylaws...visit www.fleha.org and select the "Legal Docs" tab.

— **MINUTES** —

**Folsom Lake Estates Homeowners Association
Board Meeting January 11, 2022, 6:00pm
10100 Willey Court, Granite Bay**

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, and Rich Wise
- **Unit 2:** Susan Moss, Nicole Howe, and Marcie Shelton

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$139,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$1,600 more than the same time last year. Expenses incurred since the previous budget report (10/31/21) were approximately \$19,400, leaving accounts in good standing.

Treasurer Wise presented the following additional items:

- A summary of FLEHA's 2021 budgeted vs actual income and expenses. Thanks, in part, to some pre-paid 2022 Unit 2 HOA dues, FLEHA came out \$1,652 ahead.
- The Statement of Information and Statement of Common Interest Development Association forms, which the HOA must file every 2 years with the CA Secretary of State, are ready for payment and filing.
- Three 1099s were completed for FLEHA's Admin, attorney, and website contractor.
- The tax return process will be initiated with FLEHA's accountant.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: No update.

OLD BUSINESS

Park Update: The new bark will be added around the playground and under the swings this week.

Survey: Secretary Vadnais will incorporate the Board's comments and provide an update for review.

Homeowner Plantings Impeding Road Safety / Visibility: Tabled until next month's meeting.

Additional Work on FLEHA's Barton Road Lot:

Hauling away the large blocks of concrete that were dumped on the lot: Done.

Annual garbage cleanup on the Barton Road frontage (from Oak Hill and north to the end of the Barton Road lot): Folsom Landscape will charge \$200-300. Any large items, such as couches or tires, will need to be removed at additional cost (or by the County, if on their property). The Board will consider approval of this item at a future meeting.

Luminaries: Expecting an approximate \$595 profit once all payments are received. Currently total expenses are \$9,437 and income should be \$10,332.

NEW BUSINESS

Dues/Directory Update: To date, FLEHA has received 44 online Unit 2 payments (28 of which are e-checks) and 4 Unit 1 payments (2 of which are e-checks). FLEHA is paying the e-check convenience fees of .45/transaction until February 1. Credit card transaction fees are paid by the members and cost 3.5% (\$8.75 for Unit 2 and \$4.90 for Unit 1) + .45 convenience fee. The first batch of mailed paper checks was received but not yet processed.

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

Executive Session immediately followed.

— *MINUTES* —

**Folsom Lake Estates Homeowners Association
Board Meeting February 8, 2022, 6:30pm
10100 Willey Court, Granite Bay**

IN ATTENDANCE

- **Board Members:** Susie Barr, Jennifer Makol, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss, Nicole Howe, and Marcie Shelton

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED JANUARY 2022 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$189,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$50,000 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$4,300, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: The committee approved plans for a garage and patio addition at 9344 MacDuff. The Board reviewed and approved the plans.

High-Speed Internet: WAVE was awarded a contract from Placer County for the Penryn/Auburn area through the state/federal funds available for the broadband initiative. They appear to have the inside track for the area including FLE and are trying to get a commitment from the county for the contract and state/federal subsidies; if they succeed, they could begin our project before the end of 2022. The committee will be following up with the county over the next two weeks for an update.

OLD BUSINESS

Park Update: The new bark was added around the playground and under the swings this week. The Board approved turning the water back on in the park and at the entrances, due to rain shortfall.

Survey: Secretary Vadnais has incorporated the Board's feedback into the survey and will send it to them for final review.

Homeowner Plantings Impeding Road Safety / Visibility: Secretary Vadnais is compiling a list of FLE homes where trees and shrubs need to be trimmed, to address visibility and road safety issues, per county standards. The goal is to complete this task before the next Board meeting.

Additional Work on FLEHA's Barton Road Lot:

Annual garbage cleanup on the Barton Road frontage (from Oak Hill and north to the end of the Barton Road lot): Folsom Landscape quoted \$200-300 for a one-time garbage collection. Any large items, such as couches or tires, will need to be removed at additional cost (or by the county, if on their property). The Board approved a motion to hire Folsom Landscape for the job.

Dues/Directory Update: To date, FLEHA has received 27 voluntary Unit 1 memberships and all but five (out of 225) of the mandatory Unit 2 dues payments. Overdue dues letters mailed today to the five Unit 2 members. The maiden voyage of the Cheddar Up online payment platform was smooth and successful, with 13 Unit 1 and 96 Unit 2 members utilizing the portal (43% of all payments were completed online). The data from the contact information/directory forms is being input and Admin expects to have a layout of the next edition of the directory for the printer by the end of March/early April. Admin will provide a printing estimate for Board approval before proceeding. President Makol suggested creating a letter to accompany the hand-delivery of directories to FLEHA members, which could include important information about the neighborhood and HOA, such as the need for tree and shrub pruning for road safety, and would encourage residents to stay up-to-date by reading their email and newsletters.

NEW BUSINESS

Newsletter: The Board would like to increase newsletter readership and agreed to continue discussion of novel ways to attract engagement.

Park Reservations / COVID concerns: The Board approved a motion to allow park reservations to resume.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting February 8, 2022, 6:30pm
10100 Willey Court, Granite Bay

National Night Out: The Board approved participating in the national event this year, which is always held on the first Tuesday in August (8/2/22). Admin will register FLEHA for the event and contact Margie Smith to assess her availability to assist.

Music in the Park: The Board approved holding a concert/BBQ event on Saturday, September 24. Time frame will mimic what was done in June 2021 – 5pm BBQ + 7pm concert. Admin will contact Linda Pierce, who spear-headed the 2021 concert, and Margie Smith, who organized the BBQ, to discuss logistics. Incoming Board member Nicole Howe offered to research a local band that she heard perform.

Car show: The Board approved holding a car show event (with donuts and coffee) on Saturday, June 25, from 9a-1p. Admin will contact Margie Smith to assess her availability to assist.

May Board Meeting Revised Date: The Board agreed to reschedule the May Board meeting date to the 17th, start time and location TBD.

The meeting was adjourned at 7:35pm, 4/0/0.

Executive Session immediately followed.



FLEHA *Fast Facts*

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

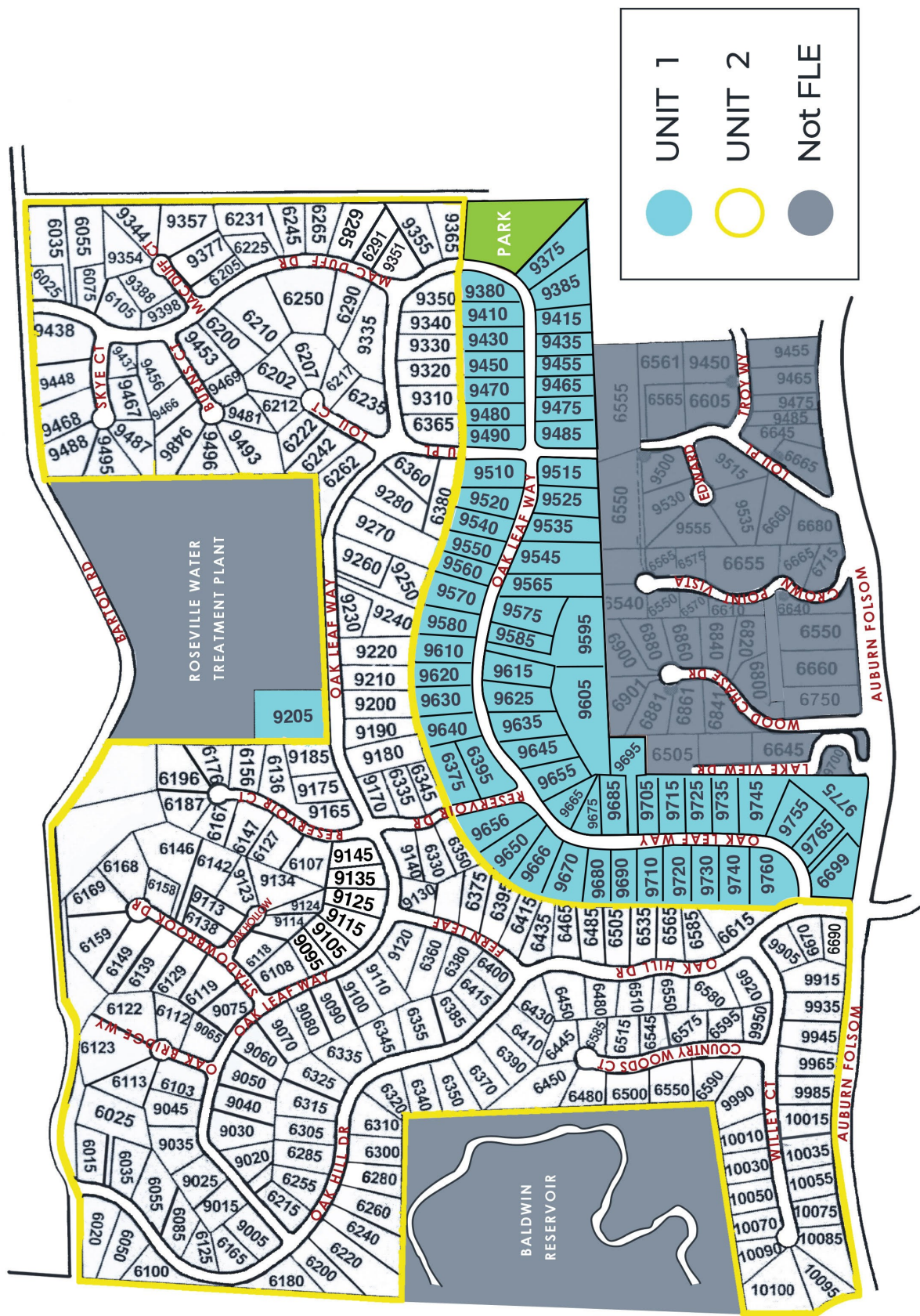
- **FLEHA:** Includes 225 Unit 2 homeowners plus voluntary Unit 1 HOA members. See neighborhood map on page 4 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$250. Unit 1 voluntary annual membership dues are \$140. Dues are due by Feb 1; a 10% late fee applies. 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:** 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 and dues notification are mailed on January 1). 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.”
- **Board Meetings:** 10 open meetings per year on the 2nd Tuesday of the month (no meetings in July or December). Unless otherwise announced, always held at 7pm at the Granite Bay Raley’s meeting room.
- **Board Meeting Minutes:** Posted to FLEHA website and included in newsletters.

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/Demand Documents:** Available through Susan at info@fleha.org. Cost is \$200 (in advance). Checks to FLEHA, PO Box 2041, Granite Bay, CA 95746 or pay online — see website for details. Requests are processed and issued by email within 2-3 business days of payment receipt.
- **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:** Open from sunrise to sunset every day. Members can reserve the picnic grove and soccer field by contacting info@fleha.org. A 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. Door-to-door orders are taken in early November and delivered by December 20. Luminaries should be assembled by mid-afternoon on December 24 and lit at sundown. More info is provided in November.

FOLSOM LAKE ESTATES



BOARD MEETING AGENDAS *

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

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

Tuesday, April 12, 2022, 7pm
Location TBD, Granite Bay

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

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

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 “CLASSIFIED ADVERTISING,” OR “BUSINESS
 ADVERTISING” SECTIONS, PLEASE FORWARD
 ALL ART WORK AND VERBIAGE TO:
info@fleha.org.**



Park Reservations

Send park reservation requests to:

info@fleha.org

Proof of insurance is required for league practice.



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

Mar-Apr 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/

