

Folsom Lake Estates



FLEHA's April 2022 Egg Hunt was a rousing success. See more photos of this family favorite event on pages 10-15.

UPCOMING EVENTS

- May 1 World Laughter Day
- May 8 Mother's Day
- May 17 Board Meeting, 7pm *
- May 23 Red Nose Day
- May 30 Memorial Day
- Jun 14 Board Meeting, 7pm *
- Jun 19 Father's Day
- Jun 21 Summer Solstice
- Jun 25 FLEHA Car Show, 9am-1pm



** Date/time subject to change.*

INSIDE STORIES

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FLEHA Board of Directors

President	Jennifer Makol	president@fleha.org
Vice President	Nicole Howe	vp@fleha.org
Treasurer	Marcie Shelton	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 Jul-Aug issue must be received by June 22 at info@fleha.org.

FLEHA Alerts!

Save these dates for upcoming FLEHA Social Events! (at FLE Park — details to follow)

- ♦ **Car Show (w/donuts & coffee):**
Saturday, June 25, 9am-1pm



- ♦ **National Night Out:** Tuesday, August 2, evening
- ♦ **Music in the Park + BBQ:** Saturday, September 24; BBQ 5-7pm and concert 7-9pm

COMING SOON... FLEHA's 2022-23 Neighborhood Directory!

Expected arrival — to your doorstep — end of May!

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

If so, you may receive notification from the FLEHA Board to 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.

Have a classified
advertisement in the
FLEHA newsletter?

Please send all updates
to info@fleha.org.

— *MINUTES* —

**Folsom Lake Estates Homeowners Association
Board Meeting March 8, 2022, 6:15pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss, Jamie Crawford, Rich Wise, and Cindy Yacur

OPEN FORUM/HOMEOWNER COMMENTS: An attendee raised a concern about security in FLE. The Board reiterated information that has been shared multiple times in previous Board meetings: the best option for homeowners who are concerned about security is to install home surveillance cameras and a security system, and call 911 if anything suspicious is seen or experienced; neighborhood entrance gates are not a practical option, because our streets are public; and security cameras at the entrances would not be effective with our neighborhood configuration (law enforcement assessed that entrances are too far from most homes to link a vehicle or driver to a crime). The Board also shared that NextDoor has replaced the need for a neighborhood watch group.

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

TREASURER'S REPORT: The current balance stands at approximately \$188,600, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$2,600 less than the same time last year. Expenses incurred since the previous budget report (10/31/21) were approximately \$2,885, leaving accounts in good standing.

Outgoing Treasurer Wise shared that: all online HOA dues payments have been transferred to the FLEHA Umpqua account; a signed engagement letter and tax information have been provided to FLEHA's accountant for the purposes of completing tax returns; and he is prepared to transition his responsibilities to the incoming Treasurer.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: Astound Communications (WAVE) and the Chief Technology Officer for Placer County are gathering the bids and proposals for the government subsidy fiber optics project that includes FLE. The committee expects to hear an update in late March/early April. They continue to feel that this is the best long-term broadband option for FLE, but recommend T-Mobile in the interim for those who are dissatisfied with Consolidated Communications.

OLD BUSINESS

Park Update: Folsom Landscape Maintenance (FLM) assessed the flood in the back right corner of the park. It is not caused by any leaking pipes in the park or on the adjacent neighbor's property. Apparently, water and debris flow under that neighbor's fence and into the park from the homes situated at higher elevation, causing flooding at certain times of the year. The water and debris flow all the way across the park through a creek, but also veer off into an area behind the soccer field. FLM's recommendation is to clean out the overgrown grass and debris from the entire creek with an excavator and build a berm with the removed soil near the small oak trees and soccer field, to prevent the water from flowing toward the field, at a cost of \$800. Once this work is complete, FLEHA and FLM can assess the need for a bridge over the creek, which Unit 1 neighbor Shane Motley's bridge engineer (with HDR) offered to build with his high-school students as a year-end project. The Board approved the \$800 expenditure with FLM, and suggested that San Juan Water should investigate possible leaks on the properties above the park. Admin will handle and also make inquiries regarding whether building a bridge will cause FLEHA to be governed by and ADA accessibility requirements (slope? Terrain?).

Survey: Secretary Vadnais is incorporating the Board's feedback and will send it to the Board one more time before distributing it to the neighborhood email list. Incoming Board member Marcie Shelton will create a QR code for the survey, and plans to engage participation by distributing some hard copies in person.

Homeowner Plantings Impeding Road Safety / Visibility: No updates.

Dues/Directory Update: All Unit 2 dues have been paid. The updating of contact information proceeds. If the directory is the same number of pages as last time, the printing cost for a quantity of 300 will be \$763, including tax. Turn-around is approximately 3 weeks from camera-ready art to final product, with final product expected in May.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting March 8, 2022, 6:15pm
6485 Oak Hill Drive, Granite Bay

Newsletter: No updates.

Social Events: The following events are scheduled — Egg Hunt (Sun, 4/3, 2pm); Car Show (Sat, 6/25, 9am-1pm); National Night Out (Tue, 8/2, evening); Music in the Park + BBQ (Sat, 9/24, 5-7pm). Incoming Board member Shelton is taking over events organization from Margie Smith. Neighbor Linda Pierce has offered to relieve her role as Music in the Park organizer (concert portion only).

NEW BUSINESS

New Board Member Positions: As of this meeting, Nicole Howe assumes the role of FLEHA's new Vice President and Marcie Shelton becomes the new Treasurer. They will be added, as appropriated, to FLEHA's bank account and PO box access lists, and their email addresses will be linked to their corresponding FLEHA Board member addresses.

Potential New Park Committee: Unit 1 neighbor Shane Motley has offered to chair a park committee, and the Board welcomes his help, as long as he assembles at least 3 members (minimum required for a committee). Unit 1 attendee Walt Worthge also expressed interest in working on the committee.

The meeting was adjourned at 7:16pm, 5/0/0.

Executive Session immediately followed.

— *MINUTES* —

**Folsom Lake Estates Homeowners Association
Board Meeting April 19, 2022, 6:00pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:** Shane Motley

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$194,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,600 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$4,200, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: The CA Public Utilities Commission (CPUC) will be voting on how to apportion \$2 billion in broadband infrastructure funding amongst the state's counties. The CPUC's initial plan allotted \$30 million to Placer County, which is less than half what our county would receive if grouped or accurately with rural (e.g., Nevada and El Dorado), rather than urban (e.g., San Francisco and Los Angeles), counties. That funding allocation vote was postponed from April 7 to April 21, following approximately 200 comments from Placer County residents. We hope that the public feedback has influenced the CPUC to reclassify Placer as rural and approve a higher funding allocation for our county.

OLD BUSINESS

Park Update: Folsom Landscape Maintenance excavated the creek and built a berm, to prevent the water from flowing onto the soccer field. President Makol observed the water flowing through the creek, and *not* overflowing onto the field, after a recent rain. The Board expressed a desire to wait and watch a bit longer before deciding whether a bridge should be built over the creek (currently there are wooden boards, placed by a resident, serving as an informal bridge). Unit 1 member Shane Motley will inquire if constructing such a bridge would be a good high-school term project for his bridge engineer colleague to supervise in the next school year. The question of ADA compliance was discussed but not resolved.

Survey: No updates.

Homeowner Plantings Impeding Road Safety / Visibility + Dead Trees / Fire Risk: Secretary Vadnais surveyed the neighborhood, noting and photographing the properties where trees/bushes appear to be creating a public safety hazard (e.g., hang too low or too far into the street, pushing tall vehicles into opposing traffic; block stop signs; etc.). He also observed various dead trees that must be addressed before fire season. The Board agreed to formulate a uniform process for informing and holding accountable the homeowners who will need to remedy these public safety hazards, starting with a letter campaign (that clearly spells out expectations) and ending with either successful remediation or implementation of FLEHA's fine policy. President Makol will draft template letters for Board review, and discussion of this issue will be continued at the May Board meeting.

Newsletter Engagement: A suggestion was made to investigate if text alerts would help improve readership of FLEHA's newsletter. MailChimp data demonstrate that our e-blasts typically receive 50-70% readership, with newsletters specifically garnering in the high 60%. Admin will research the option.

Barton Road Lot Fencing: Secretary Vadnais received estimates for fencing with either wood beams/wire or boulders; both were more expensive than the estimate from Folsom Landscape Maintenance. The Board discussed various fencing options (e.g., farm pasture fencing? cross beams? wood split rails?), and agreed that more estimates are needed. Admin will reach out to a contractor's son, who works for a fencing company.

Formation of Park Committee: Unit 1 neighbor Shane Motley is working on recruiting two volunteers to officially form a park committee.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting April 19, 2022, 6:00pm
6485 Oak Hill Drive, Granite Bay

NEW BUSINESS

Demand Documents Fees: A motion was passed to raise FLEHA's fee as high as \$500. Board members Russo and Howe will research the local industry average and report back before FLEHA's fee is raised.

HOA Dues: The Board is considering increasing annual HOA dues, and will discuss at the May meeting.

The meeting was adjourned at 7:30pm, 5/0/0.

Executive Session immediately followed.

FLEHA *Fast Facts*

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

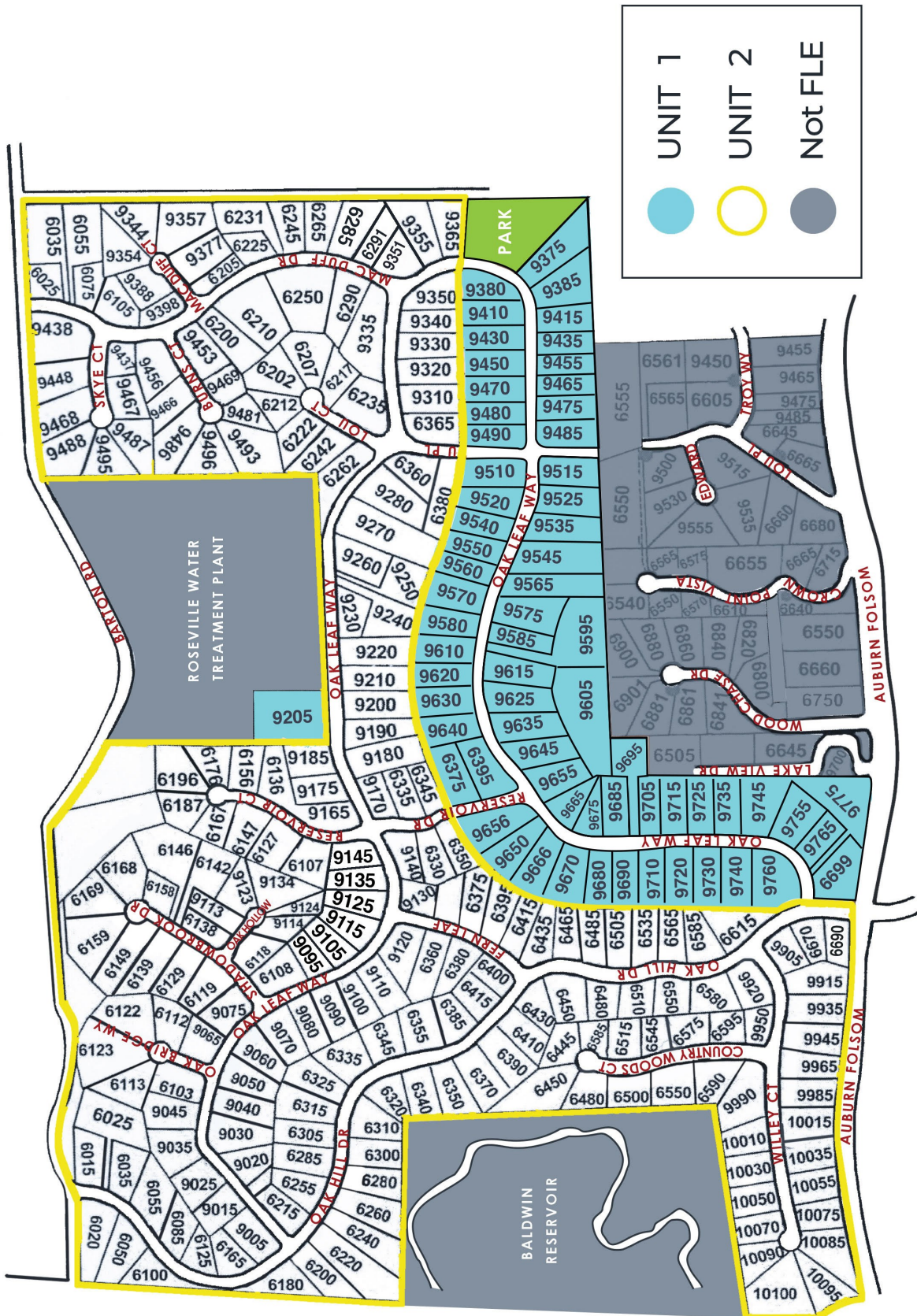
- **FLEHA:** Includes 225 Unit 2 homeowners plus voluntary Unit 1 HOA members. See neighborhood map on page 9 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$250. Unit 1 voluntary annual membership dues are \$140. Dues are due by Feb 1; a 10% late fee applies. 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



UNIT 1
UNIT 2
Not FLE



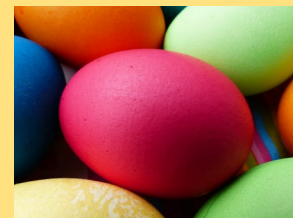
Egg Hunt 2022 Pictorial













Huge thanks to Marcie Shelton and friends for organizing this year's Egg Hunt and to Jennifer Makol for snapping the pix!



BOARD MEETING AGENDAS *

Tuesday, May 17, 2022, 7pm
Location TBD, Granite Bay

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

Tuesday, June 14, 2022, 7pm
Location TBD, Granite Bay

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

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

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

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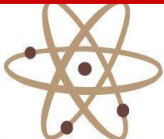


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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

May-Jun 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

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Neighborhood Watch

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