



FLEHA's first Car Show was a crowd pleaser!

See more photos on pages 11-16.

UPCOMING EVENTS

- July 4 Independence Day
- NO JULY BOARD MEETING**
- July 15 Nat'l Give Something Away Day
- Aug 2 Nat'l Night Out + Food Trucks Event
- Aug 9 Board Meeting, 7pm *
- Aug 22 Nat'l Tooth Fairy Day

** Date/time subject to change.*



INSIDE STORIES

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- Handy Reference Guide Pg 20

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 Sep-Oct issue must be received by Aug 22 at info@fleha.org.

FLEHA Alerts!

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

- ◆ **National Night Out + Food Trucks:**
Tuesday, August 2, 6-8pm
*Featuring: Hefty Gyro, Wing Mahal, Loadid, & Frozen in Time
Food Trucks + Bounce House +
Temporary Tattoos!*
- ◆ **Music in the Park + BBQ:**
Saturday, September 24;
BBQ 5-7pm and concert 7-9pm



Dead Trees on Your Property? Bushes Blocking the Street or Visibility? Dead Vegetation Causing Fire Safety Issue?*

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.

* See additional info on page 3

Have a classified advertisement in the
FLEHA newsletter?

Please send all updates to info@fleha.org.

FIRE SEASON

BRUSH AND FIRE HAZARD CLEARING

Fire season is upon us again! Please keep everyone's safety in mind as you survey your yard for dead trees and other vegetation that could fuel a fire. Pay particular attention to clearing areas near property borders, so that you don't endanger your neighbors.

A defensible space of 100 feet around your home (Zone 2 — see illustration below) is required by law, and is designed to protect the structure while providing a safe area for firefighters. Clearing an area of 30 feet immediately surrounding your home (Zone 1 — see illustration below) is critical, and requires the greatest reduction in flammable vegetation. The recommendation for the remaining 70 feet depends on your vegetation and the steepness of your property.

Let's keep our families and neighborhood safe!



Find more information about protecting your home from fire hazards at the following links:

[Homeowner Fire Hazard Self-Inspection Checklist](#)

[Creating Defensible Space on Your Property/Preparing for Wildfires](#)

— **MINUTES** —

**Folsom Lake Estates Homeowners Association
Board Meeting May 17, 2022, 6:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, and Marcie Shelton
- **Unit 2:** Susan Moss and Cynthia Gonos
- **Unit 1:** Maria and Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$184,000, 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 month's budget report were approximately \$9,900, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: In late April the CPUC approved the rules for distributing the \$2B in "Last Mile" broadband initiative funds. Despite our county's and FLE's strong participation in public comment prior to the vote, our request to have Placer County designated as rural, in order to receive a larger portion of the budget, was not approved. Placer County remains designated as urban and has been allocated \$30.2 million in funding. On top of those funds, Placer County has also committed \$10 million to local broadband projects, which could possibly begin in 2022. Since the CPUC vote, Dieter Wittenberg, of Placer County, has been gathering bids for the county's broadband projects, one of which is for FLE. The committee is aware that Astound submitted a bid and suspects that CCI did as well. They await a status update from Dieter.

OLD BUSINESS

Park Update: The Board will continue to observe the creek and assess if a bridge will be warranted.

Survey: Secretary Vadnais is sending a link for the Board to review the latest version.

Homeowner Plantings Impeding Road Safety / Visibility:

Secretary Vadnais inquired if the county would prune all of the properties in FLE with tree overhang issues. They offered to review the list, but stressed that their trimming would be for function rather than esthetics, and they urged FLEHA to handle the issues themselves. Vadnais will follow up with the county.

President Makol and Treasurer Shelton collaborated to create two overgrown vegetation letter templates: a soft-approach first letter plus a firmer follow-up version for those cases that are not addressed by the deadline. Makol also composed a dead tree letter template requesting resolution within a month. The letter templates are being sent to the entire Board for review.

A suggestion was made to employ bright envelopes (blue) stamped "urgent" for these letter mailings.

Shelton presented the following process proposal for enforcing overgrown vegetation/dead trees, which was approved by the Board to be used as a guide:

In January newsletter: Remind homeowners of the rules about overgrown vegetation and dead trees, and notify them that the Board will assess the neighborhood for safety offenses in March.

March: The Board conducts an annual assessment of neighborhood vegetation and trees to determine safety offenses.

At April Board meeting: Results of the Board's March neighborhood vegetation and tree safety assessment are discussed.

Before May Board meeting: The President ensures that all FLE residents with vegetation or tree safety offenses have been sent the first notice requesting resolution of the issues on their properties.

— *MINUTES (cont'd)* —
Folsom Lake Estates Homeowners Association
Board Meeting May 17, 2022, 6:30pm
6485 Oak Hill Drive, Granite Bay

~ *End of June*: The properties that received a first notice are reevaluated to determine if the vegetation and tree safety issues are resolved.

~ *End of July*: The properties that received a first notice are reevaluated to determine if the vegetation and tree safety issues are resolved. Those that have not been resolved are subject to receiving a notice of a fine.

Newsletter Engagement: The Board agreed that since newsletter e-blasts are already garnering in the high 60% readership, based on MailChimp statistics, we will await feedback from the neighborhood survey before researching possible text notification options.

Barton Road Lot Fencing: Admin's contact met with Secretary Vadnais and will be sending cost estimates.

Formation of Park Committee: Unit 1 attendee Walt Worthge reiterated interest in working on the committee. Admin will consult with Unit 1 resident Shane Motley to determine if he has secured the third requisite member for establishing the committee.

Demand Documents Fees: VP Howe's research demonstrates that \$400-500 is the average fee in our area for demand documents and Member-at-Large Russo's research supports \$400. The Board approved increasing FLEHA's demand documents fee to \$400, effective immediately.

HOA Dues: Discussion was tabled for the next meeting.

Directory: Delivery is expected in early June. The Board approved yellow covers.

NEW BUSINESS

Car Show on Saturday, June 25: Admin will create a promotional flyer for posting at the park and e-blasting and will confer with Secretary Vadnais about the following: Need volunteers to help during event? Shorten the event to 9a-12p (instead of 9a-1p)? Need vehicle reservations? Where park the vehicles?

New Lock for Sports Court: The Board voted to hire a locksmith to key two new locks to match the existing key, and approved a \$1,000 budget. Vadnais will handle.

Food Truck Nights: Resident Kristopher Crawford suggested holding food truck nights at the park, similar to what's done at Shelborne, and has offered to coordinate the events. The Board likes the idea and suggested holding the first one on National Night Out, Tuesday, August 2. Several food trucks were recommended by attendees (Wings Mahal; Kmemo tacos; Lobster roll). Admin will coordinate with Kristopher.

Online Banking: Shelton will inquire if it is possible to generate online checks, given that they require two Board member signatures.

Tetherball: Howe will inquire with Shane Motley about adding tetherball to the park.

Group text: Howe would like to create a FLEHA Board group text.

Homeless protocol: A homeless man's recent encampment behind a FLEHA entry sign at the Auburn-Folsom Road entrance prompted concern among certain residents and Board members. The incident was handled by Placer County, who advised calling the county's non-emergency dispatch number for help with such issues in the future: 530-886-5375. This number is already included in the newsletter's "Handy Reference Guide."

The meeting was adjourned at 7:41pm, 4/0/0.

— *MINUTES* —

**Folsom Lake Estates Homeowners Association
Board Meeting June 14, 2022, 6:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:** Maria and Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$176,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$1,100 less than the same time last year. Expenses incurred since the previous month's budget report were approximately \$8,400, leaving accounts in good standing.

COMMITTEE REPORTS

Architectural Review: N/A

High-Speed Internet: Nothing new to report. Still awaiting an update from Placer County employee Dieter Wittenberg.

OLD BUSINESS

Park Update/Park Committee/Tetherball: A new lock was installed on the sports court gate by Secretary Vadnais; an extra padlock is being stored with Admin. The Board reviewed the responsibilities of the park committee with Walt Worthge, the Unit 1 FLEHA member who has offered to be chairman. The other two requisite committee members are Shane Motley and Maria Worthge. Walt Worthge will investigate options for repairing or replacing the water fountain. VP Howe will investigate the option of installing tetherball.

Survey: Vadnais provided copies of the latest version, which the Board reviewed.

Homeowner Plantings Impeding Road Safety / Visibility + Dead Trees / Fire Risk: President Makol and Admin will prepare the dead tree notification letters this week and the overhanging foliage letters in July.

Barton Road Lot Fencing: Acme provided two cost proposals: post & cable fence-\$4,200; and two-rail wire fence—\$5,482. By way of comparison, Folsom Landscape Maintenance quoted \$4,600 for a post & cable fence in October 2021. Vadnais will confirm the length of the space to be fenced, and Admin will clarify details (e.g., posts should be installed every five feet) with both vendors to ensure that the quotes reflect the Board's specifications. The Board unanimously approved a motion to spend up to \$7,000 on the fence. Admin will inform FLEHA's insurance company and the Reserve Accounting firm of the new asset, once it's completed.

HOA Dues: Discussion was postponed until the next Board meeting in August.

Directory: The supply was delivered to Admin the last week in May. Makol composed a letter to accompany the copies, which will be delivered to FLEHA members this week.

Car Show on Saturday, June 25: The event has been promoted via two e-blasts and flyers posted around the neighborhood; one final e-blast reminder will be sent. Vadnais reported that there are currently eight vehicles registered for the event, and he expects to have a total of approximately 10-15. Folsom Landscape Maintenance quoted \$700 to add gravel to the park parking lot slope to help protect the underside of the participating vehicles, but the Board elected not to do the job at this time. Admin will order 3-4 dozen donuts plus coffee for the event, and Member-at-Large Russo will deliver the items to the park. Vadnais offered to take photos during the event for inclusion in the newsletter.

Food Truck Nights/National Night Out, Tuesday, August 2: Resident Kristopher Crawford arranged for three food trucks to attend the event (Hefty Gyro; Wings Mahal; and Loadid - burgers and hot dogs). Crawford won't be in town for the event, so Admin is now the local contact for the food truck vendors. Admin will

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting June 14, 2022, 6:30pm
6485 Oak Hill Drive, Granite Bay

investigate adding a dessert food truck, such as shaved ice. Admin awaits information from local law enforcement to coordinate their presence. The Board agreed to set the event time as 6-8pm. Admin will also inquire about hiring the bounce house for the event. The Board liked VP Howe's suggestion to include a (temporary) tattoo stand -- available to attendees for a fee -- run by her kids.

Online Banking: Treasurer Shelton has set this up.

Board Group Text: Completed by Howe.

NEW BUSINESS -- N/A

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

FLEHA *Fast Facts*

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

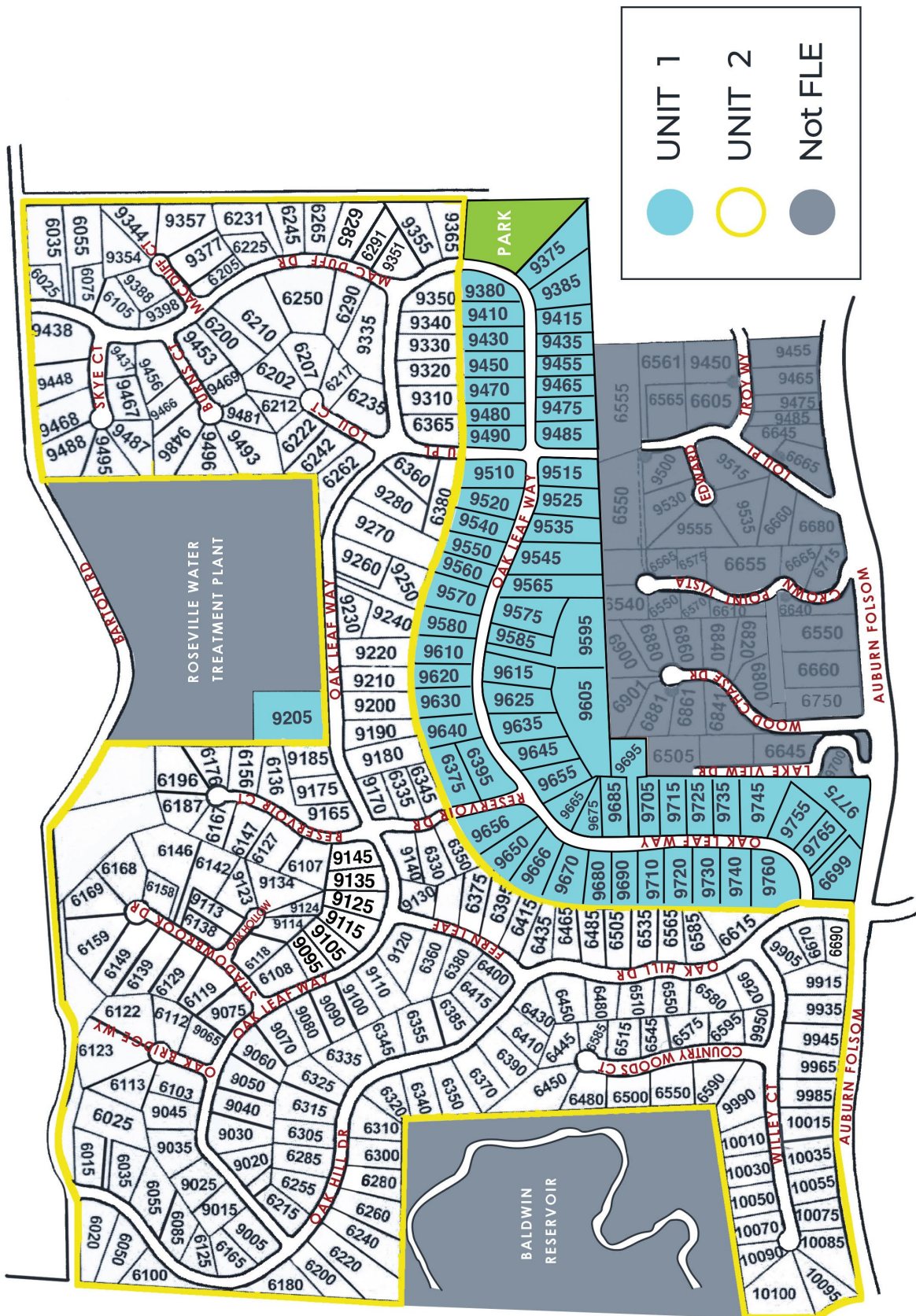
- **FLEHA:** Includes 225 Unit 2 homeowners plus voluntary Unit 1 HOA members. See neighborhood map on page 9 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$250. Unit 1 voluntary annual membership dues are \$140. Dues are due by Feb 1; a 10% late fee applies.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

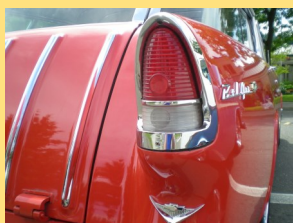
Not FLE

Car Show 2022 Pictorial











Huge thanks to Chris Vadnais and friends for organizing FLEHA's very first Car Show!

Car Show photo credits to Gerardo Matheus, Nicole Howe, & Sharon Russo.



BOARD MEETING AGENDAS *



Tuesday, August 9, 2022, 7pm
Location TBD, Granite Bay

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

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

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info@fleha.org.**



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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

Jul-Aug 2022

Available Online
at www.fleha.org

HANDY REFERENCE GUIDE

EMERGENCIES	9-1-1	
Placer County Sheriff	www.placer.ca.gov/Sheriff	
Main Office	(530) 889-7800	
Non-emergency Dispatch	(530) 886-5375	
CHP (Non-Emergency)	1-800-TELL-CHP (1-800-835-5247)	
Placer County Agencies	(530) 889-4000 www.placer.ca.gov	
Vacation Checks (Volunteers)	(530) 886-5375	
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/	