

# Folsom Lake Estates



*Food Truck / National Night Out event was a great success!*

*See pictorial on pages 9-16.*

## UPCOMING EVENTS

- Sep 5 Labor Day
- Sep 13 Board Meeting, 7pm \*
- Sep 22 First Day of Autumn
- Sep 24 FLEHA BBQ + Concert in the Park
- Oct 10 Indigenous Peoples Day
- Oct 11 Board Meeting, 7pm \*
- Oct 31 Halloween

*\* Date/time subject to change.*



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## FLEHA Board of Directors

|                        |                |                         |
|------------------------|----------------|-------------------------|
| <b>President</b>       | Jennifer Makol | president@fleha.org     |
| <b>Vice President</b>  | Nicole Howe    | vp@fleha.org            |
| <b>Treasurer</b>       | Marcie Shelton | treasurer@fleha.org     |
| <b>Secretary</b>       | Chris Vadnais  | secretary@fleha.org     |
| <b>Member at Large</b> | Sharon Russo   | memberatlarge@fleha.org |

**Administrator/Newsletter Editor**

Susan Moss

info@fleha.org

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

# **FLEHA Alerts!**



## **Save this date for upcoming FLEHA Social Event!**



- ◆ **Music in the Park + BBQ**  
**Saturday, September 24**  
**BBQ 5-7pm and concert 7-10pm**  
**Featuring the R&B/Funk and Disco**  
**music of Planet Groove!**  
**See details on page 3.**

## **CALLING ALL BABYSITTERS!**

**Lots of families in the neighborhood are looking for responsible sitters. If you'd like to post your services in the Classified Advertising section of the next newsletter, please send your contact info to: [info@fleha.org](mailto:info@fleha.org) by November 1.**

## **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](http://www.fleha.org) and select the "Legal Docs" tab.**



### **Planet Groove Band**

Rated 5 stars: "Awesome band!" "Fun, fun, fun!" "Talented performers!"

**Featuring the  
R&B/Funk and  
Disco music of  
Planet Groove!**

Watch video montage of their music here: <https://www.youtube.com/watch?v=XveNK3TjnVA>

# **MUSIC IN THE PARK + BBQ**

**FLE Park, Saturday, Sep 24, 5-10pm**

***Come out and groove with your neighbors at  
Folsom Lake Estates' 2nd annual  
Music in the Park + BBQ!***

**BBQ: 5-7pm; Concert: 7-10pm**

Join your FLE neighbors for an evening of live music and dancing at the park. Get your boogie on with the R&B/Funk and disco sounds of local band **Planet Groove**.

**Food (dogs/burgers/sides) + non-alcoholic beverages furnished by FLEHA.**

You are welcome to bring blankets, chairs, and adult refreshments.

***Please leave pets at home.***



— *MINUTES* —

**Folsom Lake Estates Homeowners Association  
Board Meeting August 9, 2022, 6:30pm  
6485 Oak Hill Drive, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Jennifer Makol, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** N/A

**REVIEW OF APPROVED JUNE 2022 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$167,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$900 less than the same time last year. Expenses incurred since the previous month's budget report (June 2022) were approximately \$9,700, leaving accounts in good standing. Treasurer Shelton reported that FLEHA has completed 66% of the year and spent 60% of its budget, to date.

**COMMITTEE REPORTS:**

**Architectural Review:** N/A

**High-Speed Internet:** Dieter Wittenberg, who heads up technology for Placer County, indicated that informal bids for several county areas, including Folsom Lake Estates, are being released this week. Internet providers will have a few months to respond before the county reviews their proposals to determine which provider and funding source is best suited for each project. In the interim, some members of the Internet Committee have tried the new 4G Verizon Home internet – while it's not perfect, they find it to be cheap and better than T-Mobile, which appears to be having issues with overcapacity and severe degradation. Another member has Starlink, and says it's the best internet speed and reliability he's had in 20 years of living here!

**Park:** The Board will ask Walt Worthge, Park Committee Chairperson, to assess how to build or install a simple, new drinking fountain that includes a locking water spigot. Once that is complete, the Board would like to periodically (perhaps prior to neighborhood events) power wash the concrete picnic tables and the playground equipment. Secretary Vadnais offered to supply his generator and power washer for the task.

**OLD BUSINESS**

**Park Update/Tetherball:** No updates.

**Survey:** No updates.

**Homeowner Plantings Impeding Road Safety / Visibility + Fire Safety:** The first round of residents who received tree and vacant lot fire safety notification letters have completed the requested mitigations. The next wave of notifications to residents with tree/shrub visibility and fire safety issues will mail shortly.

**Barton Road Lot Fencing:** The Board has concerns that a fence would not deter all dumping, because it would have to be installed behind setbacks/rights of way, thus leaving the frontage vulnerable. It was decided that instead of installing 632 linear feet of fencing (an expensive proposition), the HOA will mount reflective "NO DUMPING/ PRIVATE PROPERTY/THIS PROPERTY IS MONITORED" signs in the trees along the frontage. Secretary Vadnais will handle.

**HOA Dues:** The Board is considering raising Unit 2 annual HOA dues to \$300 (a \$50 increase), effective with the next payments, which are due February 1, 2023. A final decision will be made by the November Board meeting to allow ample time for the dues packets to reflect the new rate. A motion was passed to immediately update the demand documents documentation to reflect the \$300 2023 HOA dues.

**National Night Out / Food Truck Event:** All agreed that the event was successful and enjoyable and that the turnout was good (approximately 100 attendees?), despite the intense heat. The Board would like to hold the NNO/ Food Truck event again next year, and feels that perhaps two food trucks (instead of three) and one dessert truck would ensure the right balance of customers. Some additional suggested improvements: have the bounce house



*— MINUTES (cont'd) —*  
**Folsom Lake Estates Homeowners Association**  
**Board Meeting August 9, 2022, 6:30pm**  
**6485 Oak Hill Drive, Granite Bay**

picked up exactly at the end of the event; and ensure more supervision of the bounce house and soft play structure by parents and/or hired teens. The Board also liked the idea of holding food truck events throughout the year, possibly in Feb/Mar and October.

**Car Show:** The event went very well, receiving a positive response from residents. The Board would like to hold a car show annually, perhaps in late April/early May. More discussion to follow.

**NEW BUSINESS**

**ADU Setbacks:** Discussion of this item was moved to executive session.

**BBQ / Concert in the Park:** There has been difficulty finding an appropriate band for this year's event. Options are to push the event to October 1 or hold only the BBQ on September 24. Admin has a few more leads and will update the Board within one week, so that a decision can be made.

***The meeting was adjourned at 7:30pm, 3/0/0.***

***Executive session immediately followed.***

## **FLEHA *Fast Facts***

**Website:** [www.fleha.org](http://www.fleha.org)    **Questions & Comments:** Susan at [info@fleha.org](mailto: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](http://www.fleha.org)    **Questions & Comments:** Susan at [info@fleha.org](mailto: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](http://www.fleha.org). Members are entitled to one free classified advertisement. Submit ads/articles/suggestions to [info@fleha.org](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.







# National Night Out / Food Truck Event Pictorial































*Shoutouts to Board members Nicole Howe,  
Jennifer Makol, Sharon Russo, & Marcie  
Shelton for assisting  
+  
Kris Crawford for suggesting a Food Truck event  
+  
Angela St John for the  
complimentary "Soft Play" equipment!!*



**BOARD MEETING AGENDAS \***

**Tuesday, September 15, 2022, 6:30pm**  
**Location TBD, Granite Bay**

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

**Tuesday, October 11, 2022, 6:30pm**  
**Location TBD, Granite Bay**

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

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

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**Have an advertisement in the  
 FLEHA newsletter?**

**Please send all updates to in-  
 fo@fleha.org.**





## Park Reservations

Send park reservation requests to:

[info@fleha.org](mailto:info@fleha.org)

Proof of insurance is required for league practice.



Commercial Bounce House available for your party or event.

\$90.00 per day or \$150.00 for the entire weekend. FREE LOCAL delivery and pick-up

Contact **Randy 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

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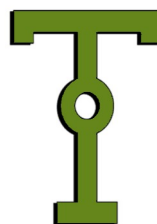
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Folsom Lake Estates  
Homeowners Association  
P.O. Box 2041  
Granite Bay, CA. 95746

**Sep-Oct 2022**

Available Online  
at [www.fleha.org](http://www.fleha.org)



**HANDY REFERENCE GUIDE**

| <b>EMERGENCIES</b>                    | <b>9-1-1</b>   |  |
|---------------------------------------|--|--|
| <b>Placer County Sheriff</b>          | <a href="http://www.placer.ca.gov/Sheriff">www.placer.ca.gov/Sheriff</a>                               |  |
| <b>Main Office</b>                    | (530) 889-7800   |  |
| <b>Non-emergency Dispatch</b>         | (530) 886-5375   |  |
| <b>CHP (Non-Emergency)</b>            | 1-800-TELL-CHP (1-800-835-5247)  |  |
| <b>Placer County Agencies</b>         | (530) 889-4000<br><a href="http://www.placer.ca.gov">www.placer.ca.gov</a>                             |  |
| <b>Vacation Checks (Volunteers)</b>   | (530) 886-5375   |  |
| <b>Placer County Animal Services</b>  | (530) 886-5500   |  |
| <b>Placer County Road Maintenance</b> | (530) 745-7565   |  |
| <b>Nextdoor</b>                       | <a href="https://nextdoor.com/">https://nextdoor.com/</a>  |  |
| <b>Crime Mapping</b>                  | <a href="http://www.crimemapping.com/map/ca/placercounty">www.crimemapping.com/map/ca/placercounty</a> |  |
| <b>Megan’s Law</b>                    | <a href="http://www.meganslaw.ca.gov">www.meganslaw.ca.gov</a>   |  |
| <b>Neighborhood Watch</b>             | <a href="http://www.ncpc.org/">www.ncpc.org/</a>   |  |