

***Our first Santa Cruise event plus luminary tradition were a roaring success! Read on for pictorial.***

**UPCOMING EVENTS**

- Jan 1 New Year's Day
- Jan 10 Board Meeting, 6:30pm \*
- Jan 16 Martin Luther King Day
- Jan 24 Belly Laugh Day
- Feb 2 Groundhog Day
- Feb 14 Valentine's Day
- Feb 20 President's Day
- Feb 21 Board Meeting, 6:30pm \*
- Feb 26 Carpe Diem Day



**INSIDE STORIES**

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- Handy Reference Guide Pg 24

*\* Date/time subject to change.*

**FLEHA Board of Directors**

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treasurer@fleha.org  
secretary@fleha.org  
memberatlarge@fleha.org

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

— MINUTES —

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

**IN ATTENDANCE**

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

**OPEN FORUM/HOMEOWNER COMMENTS:** A member requested discussion of two items: 1. Expand on the need to increase annual Unit 2 HOA dues in light of the solid reserve account balance and positive total budget; and 2. Request that the HOA contact the water treatment plant to address safety and maintenance issues on their property. Admin will respond to the homeowner to explain the dues increase (dues have not been increased for about seven years; this increase is necessary to cover administrative salary increase and additional social event expenses plus maintain the reserve fund at 100%) and will reach out to the water company.

President Makol was contacted by a neighbor who lives on Purdy Lane, which is outside FLE, adjacent to/behind FLE park. He has found golf balls in his yard over time and believes that one of his solar panels was recently broken by a golf ball. He intimated that the golf balls were being hit by people using FLE park and inquired if the HOA has insurance to cover his damage. Makol pointed out that the golf balls could be coming from people at the water treatment plant yard, also adjacent to his property. The Board does not believe that damage from golf balls is the HOA's responsibility, even if they're being hit from within our neighborhood park, but Makol is getting clarification on the issue from the HOA's insurance provider.

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

**TREASURER'S REPORT:** The current balance stands at approximately \$154,000, including \$104,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$40 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$5,000, leaving accounts in good standing. The proposed 2023 budget was approved by the Board.

**COMMITTEE REPORTS:**

**Architectural Review:** A Unit 2 member's ADU question was further discussed. Secretary Vadnais will follow up with the homeowner.

**High-Speed Internet:** Per Dieter Wittenberg on November 8, they are "currently unpacking and reviewing the informal bids for 15 project areas within Placer County...As we review these responses and begin further negotiations with the providers, we are anticipating additional info from the state regarding priority areas for the FFA broadband funds allotted to Placer County projects (\$30M). Our goal is to utilize these funds along with the \$10M of Placer broadband grant funds the best we can to achieve the most impact for our communities...If all goes well, I am targeting bringing projects forward to our board for approval at the beginning of 2023. I still believe the FFA funds from the state broadband program will ultimately be what will fund a project in Folsom Lake Estates. This will require either Consolidated or Astound to submit an application once the window is open to do so. We will look to gain a letter of support for the project from our board to help move it forward."

**Park:** Walt Worthge confirmed that the culvert at the creek is doing its job, preventing flooding (only minimal standing water observed). He is exploring the bridge project from an ADA compliance/liability standpoint. Walt will also investigate the water fountain drain issue now that the ground has softened from the rain.

**OLD BUSINESS**

**Survey:** In the works.

**Homeowner Plantings Impeding Road Safety / Visibility or Causing Fire Safety Issue:** All notification letters have now been emailed/mailed to Unit 1 and Unit 2 residents (latest batch mailed on November 7, with work completion deadline of December 7). Almost all of the recipients have been addressing the safety concerns on their properties by the imposed deadlines.

**Barton Road "No Dumping" Signage:** Vadnais purchased the signs and will hang them.

**Barton Road Weed Abatement:** : Admin is still working with Jeff Ingolia, Fire Marshal, as well as Steven Renz, Defensible Space Inspector, to confirm ownership of all parcels in question on Barton Road. Going back to the drawing board due to some communication issues. They'll contact Admin once additional research is done and offered to meet to walk the parcels. In the interim, Folsom Landscape has provided an estimate to clear the dry brush from the parcels closer to Oak Hill: \$2,200 + \$200 to collect garbage (tire, bumper, etc.) from the entire space. The Board has decided to hold off on doing any of the work until 2023.

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

**NEW BUSINESS**

**Santa 2022:** SPFD still has not confirmed if they'll do a Santa event this year. The Board has decided to hold a neighborhood event, dubbed the "Santa Cruise," at noon on December 24. Ron Fay, FLE's resident Santa, is on board. Santa will be chauffeured in a red "sled" (Vadnais' red convertible?), and followed by a procession of residents' decorated cars, golf carts, etc. The holiday caravan will make stops for photo ops at Shadowbrook Drive/Oak Hollow Court and Willey Court, and end at the park, where hot chocolate will be served. Details of how to participate in the event will be shared in an upcoming e-blast.

**Park Reservations Sign:** The Board approved purchase of a 10" x 36" aluminum composite sign to affix to the wooden entry sign, which will inform FLEHA members how to make required reservations for group events.

Neighborhood Watch Signs: Vadnais will repair one sign.

**Luminary Supplies & Costs:** We're seeing lower sales this year because many homeowners still have supplies from last year's rained-out event, but we should reach the threshold for free shipping. Two luminary workers have signed up so far.

**Social Events for 2023:** The scheduling of the following 2023 events (and possibly more) will be discussed at the January 2023 meeting: Egg Hunt (Easter is April 9); Food Trucks; NNO/Food Trucks (August 1); BBQ/Concert in Park; Car Show; Spring Garden Tour of Val McMichael's house; and Santa Cruise.

**Park Repairs, Improvements, Investments:** To be fully discussed at the January 2023 meeting, but Board members mentioned the following potential expenses: mulch; swing repair; new trash can lid; power wash the picnic tables; and the addition of a water spigot.

**Water Meter Shut-offs:** Folsom Lake Maintenance recommends waiting until the end of November to shut off the meters at the park and entrances. The Board approved this plan.

**NEW BUSINESS**

**AirBnB Rentals:** A member inquired if there is an HOA process to approve listing their home for rent on AirBnB. The Board confirmed that the homeowner is free to do so, since there is no specific prohibiting policy in our CC&Rs, but pointed out that renters must observe the nuisance clause spelled out in our CC&Rs.

**The meeting was adjourned at 7:40pm, 4/0/0**

## **FLEHA *Fast Facts***

**Website:** [www.fleha.org](http://www.fleha.org)    **Questions & Comments:** Susan at [info@fleha.org](mailto:info@fleha.org)

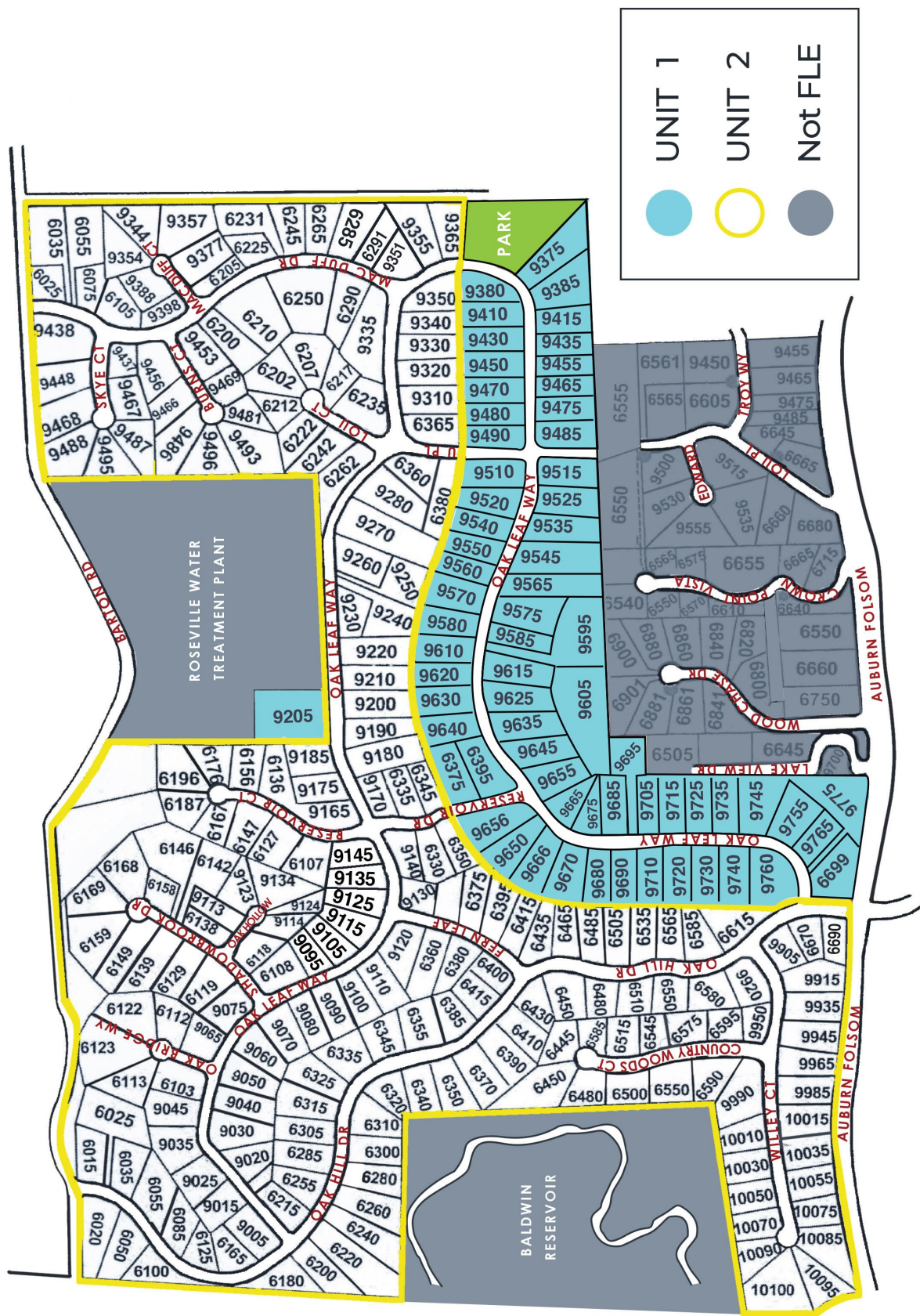
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$300, as of 2023. 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 FLEHA 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](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/Title Documents:** Available through Susan at [info@fleha.org](mailto:info@fleha.org). Cost is \$400 (in advance). Checks to FLEHA, PO Box 2041, Granite Bay, CA 95746; online echeck and credit card payments also accepted. Requests are generally processed/emailed within 48 business hours 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 24 and lit at sundown. More information is provided in November.

# FOLSOM LAKE ESTATES



UNIT 1

UNIT 2

Not FLE

## ***FLEHA Alerts!***

### **FLEHA Annual Dues — Due Feb. 1**

**Unit 2 Mandatory HOA Dues: \$300**

**Unit 1 Voluntary HOA Dues: \$140**

(see map on page 11 for unit 1 and 2 boundaries)

**Unit 2 homeowners** are required to pay annual HOA dues by February 1. A courtesy dues notice is sent by mail and email to Unit 2 homeowners in January; failure to receive the notice does not relieve homeowners of the responsibility to pay annual HOA dues in full and on time. A 10% late fee applies.

**Unit 1 homeowners** are invited to support the maintenance and improvements of Folsom Lake Estates with a voluntary contribution of \$140 annually.

#### **FLEHA Member Benefits**

Unit 2: one sports court key; option to reserve picnic grove and soccer field; copy of/inclusion in neighborhood directory; FLEHA newsletter and free advertisement; email notifications; and right to vote for and be a Board member.

Unit 1: the same benefits as Unit 2, but are not bound by Unit 2 CC&Rs, and therefore not allowed to vote for or be Board members.

***Your annual FLEHA dues help offset costs for social events, the upkeep of the community park, common areas, and entrances, as well as utilities, insurance premiums, and future community improvement projects.***

### **Pay FLEHA Dues Online!!**

Paying your annual HOA dues is as easy as pressing a button! FLEHA members have the option\* to pay online — by e-check or credit card \*\* — via a secure link. Details and the payment link will be included in the courtesy dues notice, which will be sent to homeowners by mail and email in January 2023.

\* HOA members can pay their dues by mailing a check to FLEHA, if preferred.

\*\* Payment transaction fees apply for e-check and credit card payments.

## **FLEHA Alerts!**

### **Park Reservations Required for Group Events**

Planning a birthday party for your kids? family reunion? soccer match?

One of the many benefits of FLEHA membership is the ability to reserve the soccer field and picnic grove in our neighborhood park for group events.

Please contact [info@fleha.org](mailto:info@fleha.org), in advance,  
Mon-Fri, for park reservations.

Lost your key for the sports court? Purchase a replacement for \$5 by contacting [info @fleha.org](mailto:info@fleha.org).



### **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 December 1.**

### **FLEHA's 2023 Annual Policy Statement**

Now available on FLEHA's website at [www.fleha.org](http://www.fleha.org), under the "Legal Docs" tab. The annual policy statement package includes: annual budget, policy statement, insurance disclosure, plus additional updated legal documents.



## **FLEHA Alerts!**

### **Leash Your Dog — It's the Law!**

Placer County ordinance dictates that if your dog is off your property, s/he must be "both leashed and under the handler's control". This means:

- ***Walking a dog off leash on the street is not allowed — no exceptions!***
- ***Dogs off leash in a front yard must be physically prevented from greeting/charging/attacking others.***

There's been an increased number of loose dogs in our neighborhood who charge at and sometimes attack other dogs as they walk by with their owners.

People (and their dogs!) have the right to walk on our public streets without being confronted by loose dogs!!

***To report loose dogs, call Placer County Animal Services dispatch: 530-886-5500.***

### **FLEHA Board Meeting Dates**

The Board of Directors holds monthly meetings (except July and December), which are open to FLEHA members. In 2023, these meetings will be held on the 3rd Tuesday of the month, at 6:30pm, unless otherwise notified. Meeting location is announced monthly.

### **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.**



**Santa Cruise &  
Luminaries**  
*Memories of  
December 2022*







Joy





















*Huge shoutouts to Joe Blair and his luminary work force for another magical year of xmas eve glow! And to Ron Fay (aka "Santa") and Nicole Howe for making our first Santa Cruise a hohoholiday favorite!*



**BOARD MEETING AGENDAS \***

**Tuesday, January 10, 2023, 6:30pm**  
**Location TBD, Granite Bay**

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

**Tuesday, February 21, 2023, 6:30pm**  
**Location TBD, Granite Bay**

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

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

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or call **Pete @ 408 313-6841**

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

**Please send all updates to  
[info@fleha.org](mailto:info@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.

\$60.00 per day or \$90.00 for the entire weekend. FREE LOCAL delivery and pick-up

Contact **Vinnie Smith**  
916-899-4354

## CLASSIFIED ADVERTISING

### BABYSITTING & PET SITTING

**Angelica:** Babysitting by Granite Bay HS junior, resident of FLE. Certified in CPR and First Aid. Lots of experience. Great with children and animals. **Call or text** [916-633-4300](tel:916-633-4300).

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

**Jan-Feb 2023**

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 <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>	