

FLEHA NEWSLETTER

Mar-Apr 2023



Read on to learn about the March Egg Hunt, April Garden Tour, and roster of additional 2023 FLEHA social events!

UPCOMING EVENTS



Mar 2	Read Across America Day
Mar 12	Daylight Saving Begins
Mar 17	St. Patrick's Day
Mar 20	Start of Spring
Mar 21	Board Meeting, 6:30pm *
Apr 1	April Fool's Day
Apr 5	Passover Begins
Apr 9	Easter
Apr 11	Board Meeting, 6:30pm *
Apr 28	Arbor Day



* Date/time subject to change.

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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 May-Jun issue must be received by April 22 at info@fleha.org.

Folsom Lake Estates Homeowners Association — P.O. Box 2041 Granite Bay, CA 95746
www.fleha.org email: info@fleha.org

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting January 10, 6:30pm
10100 Willey Court, Granite Bay**

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER’S REPORT: The current balance stands at approximately \$146,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$8,000 more than the same time last year. Expenses incurred since the previous month’s budget report were approximately \$4,500, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: No updates from the committee, but Secretary Vadnais shared that after having been on the waiting list, Starlink is now available to him (and may be available to others in the neighborhood at Starlink.com), at a cost of \$110/month. He is currently receiving speeds of 150 Mbps download and 10-20 Mbps upload. Resident Walt Worthge is now receiving service via Verizon, with speeds of 120 Mbps download and 72-80 Mbps upload, at a cost of \$65/month through a special at the Granite Bay Verizon location. Residents can confirm if service is available at their address through Verizon at this website: <https://broadbandnow.com/Verizon-Fios>.

Park: There has been abundant flooding from these exceptional rains, including overflow from the creek. Admin spoke with Folsom Landscape Maintenance, who did the recent dredging and reinforcement work on the creek, and they have some ideas on improving the flow of water out of the park and into the creek. The pond that formed near the tennis court seems to be the result of a blocked drain (mostly from sand and decomposed granite) in the middle of the park plus back-up from debris on that side of the creek (where it runs through the neighbor’s property). Committee chairman Walt Worthge confirmed that Folsom Landscape’s grading of the creek had been well done and held firmly until the deluge. He and the Board agreed to wait until the end of the rainy season, when more typical conditions prevail, to determine if any of the flooding issues need to be addressed.

OLD BUSINESS

Water Treatment Plant Landscaping: Admin contacted Roseville Water about the overgrowth and fire risk posed by downed branches and the irrigation leaks. As of this date, most, if not all, work has been completed. Admin will contact the water company at the end of January if a final check shows that some work remains.

Non-FLE Resident Golf Ball Complaint: No additional inquiries from the neighbors since President Makol addressed the issue with them.

Survey: Secretary Vadnais is completing it and will send it to the Board. He will process the survey via Treasurer Marcie Shelton’s Survey Monkey membership to save FLEHA the extra annual expense.

Homeowner Plantings Impeding Road Safety / Visibility or Causing Fire Safety Issue: All homeowners who received notifications, with the exception of one in Unit 1, have addressed the safety and access issues on their properties.

Barton Road “No Dumping” Signage: The signs are now in place on the lot, and the hope is that they will deter dumpers. The Board reiterated its intent to avoid the expense of fencing the property for now.

Barton Road Weed Abatement: No updates.

Santa Cruise & Luminaries Review: The Santa Cruise event was well received and the luminaries looked great. All luminary revenue has been collected and deposited. The Board discussed possible changes to the luminary process, including: switching to reusable luminary bags and candles, which would also eliminate the need for sand; handling luminary orders online via FLEHA’s CheddarUp account; processing the luminary orders and distribution in the fall, instead of during the busy holiday season; etc. Treasurer Shelton, VP Howe, and Admin will brainstorm the process for this year and present suggestions to the Board.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting January 10, 6:30pm
10100 Willey Court, Granite Bay

Neighborhood Watch Signs: Vadnais will repair the broken sign on Oak Leaf.

Social Events for 2023: The Board settled on the following 2023 social events and dates: Egg Hunt – Sun, 3/26, at 2pm; Spring Garden Tour at Val McMichael’s – late April/early May (need exact date); Car Show/Coffee & Donuts/Chili Cookoff – Sat, 6/24, 9a-2p; National Night Out/Food Trucks – Tue, 8/1 (need exact time); BBQ/Concert in Park – Sat, Sep 23, 5-8pm; Santa Cruise – Sun, 12/24, 12-2p. The Board approved a budget of \$300 to purchase one or two 4.75-gallon carafes for use at events.

Park Repairs, Improvements, Investments: The Board will visit the park and bring recommendations at the next meeting. Possible items that need repair/replacement: Mulch on playground and under swings; swing repair; trash can lid; clean the picnic tables; and water spigot for hose.

2023 Budget Allocations: General allocations have been completed; further refinements postponed until next meeting.

NEW BUSINESS

Rick Russo to Address General Liability: Rick Russo, owner of Russo Insurance, which provides FLEHA’s policies, updated the Board on FLEHA’s insurance coverage and addressed several specific liability questions. From a broad perspective, if activities or events that are not sanctioned by FLEHA occur in the FLE park, FLEHA bears no liability for any injuries or damage that occur as a result of those non-sanctioned activities/events. For example, FLEHA bears no liability for the solar panel damage that a non-FLE neighbor suspects (but cannot prove) was caused by golf balls hit from FLE park, because the park has no golf facilities and does not promote golf activities or events. As for property damage, Russo advised that if a tree owned by FLEHA (e.g., in the park) falls, the HOA should only file a claim if it causes damage either to FLEHA or private property. On the question of installing a bridge over the creek in the park, Russo advised against it as it might open FLEHA to ADA requirements and/or other liability issues.

2023 HOA Dues: As of today, 46 residents have paid dues online (5 are Unit 1) and 8 have paid by check (2 are Unit 1).

2023 Board of Directors: FLEHA had uncontested 2023 elections, with the Secretary and Member-at-Large offering to stay on for another 2-year term.

Residents’ Inquiry about Parabolic Mirror on Oak Hill: The Board has no objection to the residents installing a parabolic mirror on their property for safety and visibility.

The meeting was adjourned at 8:00pm, 5/0/0

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting February 2, 6:30pm
10100 Willey Court, Granite Bay**

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED JANUARY 2023 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$200,700, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$7,000 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$2,100, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: : A neighbor has requested approval for the addition of a circular driveway to his property, which the Board and architectural review committee both granted.

High-Speed Internet: California's state mapping has not categorized FLE as a priority area, thus we won't qualify for state funds/grants for high-speed infrastructure. Dieter Wittenberg, our county contact, is pushing for an extra \$5 million of county funds to raise the total budget to \$15 million. Only Astound and CCI submitted bids, which are currently being reviewed. Dieter has requested additional assistance from FLE to keep the project moving forward; the internet committee will meet with him in the next few weeks to discuss.

Park: Committee chairman Walt Worthge has determined how to restore the water fountain, and will pursue repairs with Secretary Vadnais. Worthge will also explore the blocked drain pipe and creek to ascertain how to proceed. He suggested that abandoning the sub-functional pipe and re-grading the land to improve flow into the creek might make more sense than annual pipe maintenance, although the grading could be expensive (a FLE neighbor does grading, and might be contacted for assistance). If work on the creek is recommended (Folsom Landscape quoted \$500 to clear the pipe and creek), the Board will contact the homeowner on whose land the creek is situated for permission and cooperation.

OLD BUSINESS

Survey: The Board discussed additional changes. President Makol will edit the survey and send it to the Board for another review.

Neighborhood Watch Signs: Vadnais will fix the one on Oak Leaf.

Park Repairs, Improvements, Investments: Worthge redistributed the "play" mulch under the swings. Admin will contact tree companies to request free bark to spread around the trees. The Board agreed to power wash the playground and picnic tables when the weather turns warmer. The possibility of adding a bocci ball/horseshoes court was discussed. A budget of \$125 was approved to add a tetherball kit (to be mounted in a tire/concrete base); Secretary Vadnais will supply the tire and VP Howe will purchase the kit.

2023 HOA Dues: The deadline for paying Unit 2 HOA dues without a late fee was yesterday, February 1. As of today, 17 Unit 2 homeowners have not yet paid their dues, and are potentially liable for the late fee. After all payments postmarked by February 1 are received, the Unit 2 residents with unpaid dues will be sent late notices. The CheddarUp online payment portal for Unit 2 HOA dues payments was updated to include the additional \$30 late fee, for a total due of \$330. To date there are 22 paid Unit 1 dues.

Social Events for 2023: The NNO/Food Trucks event will be held on Tuesday, August 1, from 5-7pm. We will limit the number of trucks to two food and one dessert (e.g., ice cream or ices), and opt for portable, simple food such as pizza, tacos, and hot dogs/burgers. The bounce house will be reprised, but the Board would like to hire a couple of responsible teenagers to monitor the kids. The Board is also considering offering some additional activities, such as whiffle ball. The Spring Garden Tour of Val McMichael's house was approved for April 29, from 1-4pm. Admin will discuss logistics with Susan McCune, including poster details, refreshments (only if the homeowner wants them), and access to the property. The cost of a single-use liability policy for the garden tour is \$110, which was approved by the Board. Member-at-Large Russo will furnish the list of required homeowner information that the insurance company requires for the policy.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting February 2, 6:30pm
10100 Willey Court, Granite Bay

NEW BUSINESS

Email Bounce-Back Issues: The Board and Admin are exploring different options to resolve these issues.

Candidate for Luminary Chairperson Position: President Makol identified a potential replacement for this important position. Admin and President will ensure that the interested party connects with Joe Blair for some background and potential training.

Purchase of Megaphone: The Board approved the purchase by VP Howe.

FLE Facebook Page: Resident Olivia Roepke started a neighborhood Facebook page, which is entirely managed by her – no involvement, oversight, or responsibility from the FLEHA Board. Admin will mention this item in the next newsletter and also remind neighbors of the NextDoor site.

The meeting was adjourned at 8:00pm, 5/0/0

FLEHA Alerts!



Mark your Calendars! FLEHA SOCIAL EVENTS IN 2023

- ◆ **Egg Hunt — Sun, 3/26, 2pm sharp**
- ◆ **McMichael's Spring Garden Tour — Sat, 4/29, 1-4pm**
- ◆ **Car Show / Chili Cookoff — Sat, 6/24, 9am-2pm**
- ◆ **National Night Out / Food Trucks — Tue, 8/1, 5-7pm**
- ◆ **BBQ / Concert in the Park — Sat, 9/23, 5-8pm**
- ◆ **Santa Cruise — Sun, 12/24, 12-2pm**

See more on pages 11-12 and stay tuned for further event details.



FLEHA Alerts!

Connecting with Neighbors

Looking for ways to meet your Folsom Lake Estates neighbors? Need a good local restaurant or physician recommendation? Want to start a playgroup or form a monthly coffee klatsch? Here are two convenient online options* specifically designed for sharing information with Folsom Lake Estates residents.

NextDoor: <https://nextdoor.com/neighborhood/folsomlakeestates-granite-bay--ca/>

Facebook: search for “Folsom Lake Estates Neighbors”

** FLEHA does not oversee or manage the NextDoor or Facebook page.*

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 by April 22.

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 leashed 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 off-leash dogs!!

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

FLEHA *Fast Facts*

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

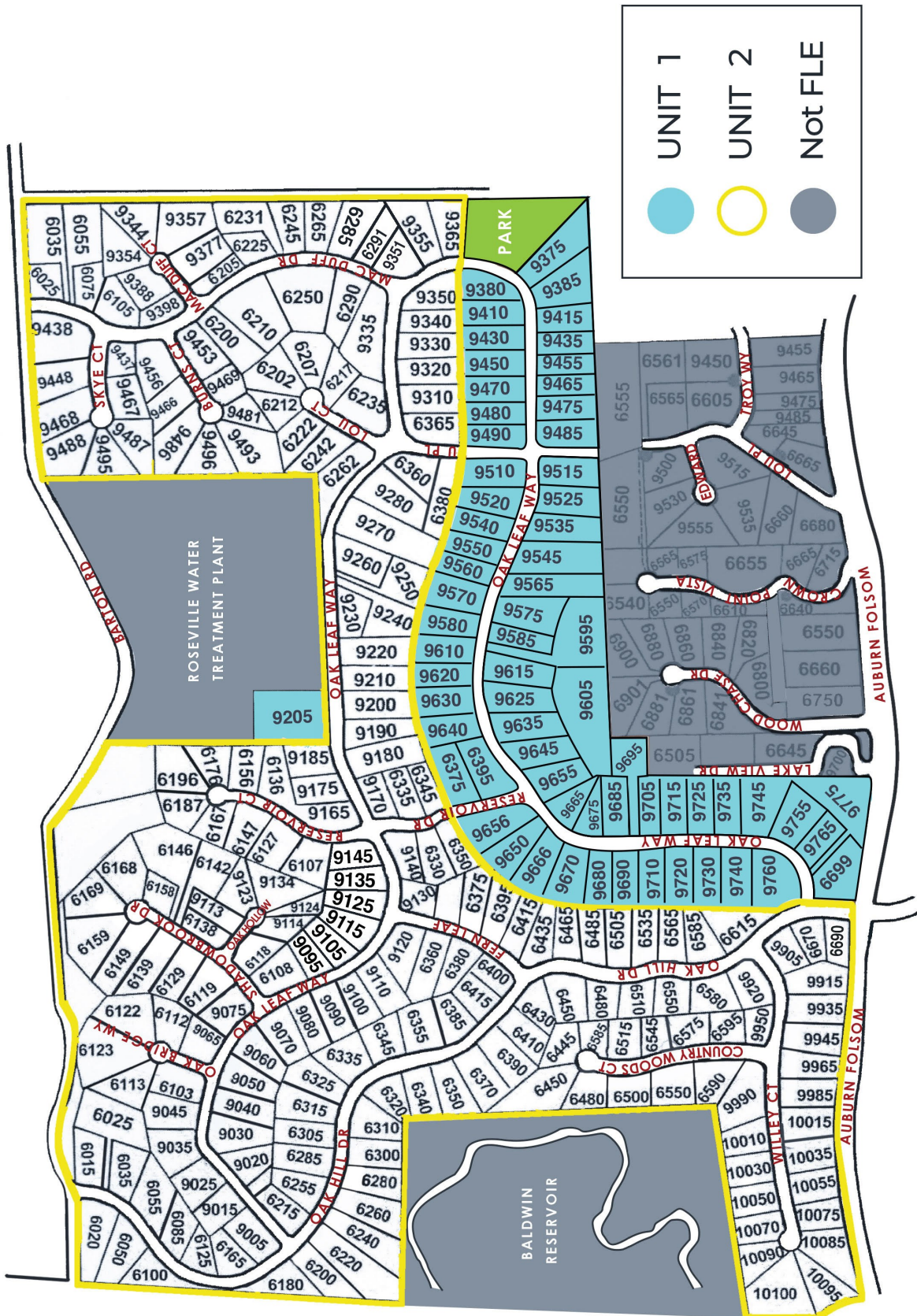
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues 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 **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/Title Documents:** Available through Susan at 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 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 24 and lit at sundown. More information is provided in November.

FOLSOM LAKE ESTATES



● (Blue)	UNIT 1
○ (Yellow)	UNIT 2
● (Grey)	Not FLE

**Mark Your Calendars!
FLE Neighborhood Egg Hunt
Sunday, March 26, 2pm**



It's **Egg Hunt** time again! Get ready for family fun with games, snacks, and, of course, our kids racing against one another for the coveted plastic eggs!

When: Sunday, March 26, 2pm (*egg hunt starts at 2pm sharp!*)

Where: FLE Neighborhood Park

Who: All FLE residents are invited and welcome! Bring your kids... bring your grandkids...bring your neighbor's kids! Or come on down by yourselves to socialize with neighbors.



Please bring one basket for each egg-hunting child!

***Be sure to arrive on time for the egg hunt –
it's over in a flash!!***

Hope to see you all there!!

McMichael's Spring Garden Tour!

Saturday, April 29th, 1-4pm

6485 Countrywoods Lane

Self guided tours 1-4 pm; guided tour with Val at 2:30pm.

Enjoy a rare and spectacular garden tour in our own FLE, generously offered for neighborhood viewing by homeowner Val McMichael.

Val's 2-lot property at the end of Countrywoods Lane has been recognized for its outstanding garden wonderland. It has been featured in *Sacramento Magazine* and exhibited for many events, including: Placer County Master Gardeners' Tour, Dolph Gotelli Fundraiser, Granite Bay High School, and River City Corvette Club.

From local and international travels, Val & John McMichael have integrated their eclectic, artistic, and extensive collection of plants and art into their garden retreat. Come see water features like Eagle's Landing, Truck Stop podium, Bocce Ball Court with viewing deck, and John's Rose Garden with species imported from Europe. This springtime tour will highlight the spectacular foliage and blossoms that are meticulously cared for by two gardeners every day!

Please Note: This is a private residence with no accommodations for wheelchairs or strollers. Self-guided tours will take about 30 minutes. Children must be supervised at all times. There will be no bathrooms and absolutely no smoking, eating, or drinking on the premises. Parking will be supervised at the street to ensure that cars do not block driveways or mailboxes.

Please join your FLE neighbors for a fun and magical day in Val's Garden!



BOARD MEETING AGENDAS *

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

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

Tuesday, April 18, 2023, 6:30pm
Location TBD, Granite Bay

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

** Agendas and meeting dates/times subject to change.*

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

**Please send all updates 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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Alexandria: Granite Bay HS student, resident of FLE. Babysitting and pet sitting only for FLE residents. Experienced and responsible. **Call** 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



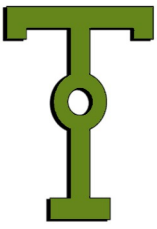
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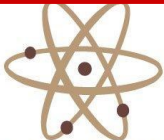
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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

Mar-Apr 2023

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 Road Maintenance	(530) 745-7565	
Nextdoor	https://nextdoor.com/neighborhood/folsomlakeestates--granite-bay--ca/	
Crime Mapping	www.crimemapping.com/map/ca/placercounty	
Megan's Law	www.meganslaw.ca.gov	
Neighborhood Watch	www.ncpc.org/	