

FLEHA NEWSLETTER

May-June 2023



*Read on for photo pictorials
from FLEHA's annual Egg Hunt
and first-ever McMichael's
Spring Garden Tour!*

UPCOMING EVENTS

May 1	May Day
Mar 5	Cinco de Mayo
May 14	Mother's Day
May 16	Board Meeting, 6:30pm *
May 20	World Bee Day
May 29	Memorial Day
Jun 8	National Best Friend Day
Jun 18	Father's Day
Jun 19	Juneteenth
Jun 20	Board Meeting, 6:30pm *
Jun 21	Summer Solstice

** 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.

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 March 21, 6:30pm
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:**

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$210,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$15,000 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. Treasurer Shelton requested assistance with the Reserve Study (Secretary Vadnais will handle) and a bank issue (VP Howe will handle).

COMMITTEE REPORTS:

Architectural Review: A resident's revised detached garage plans were approved by the Board.

High-Speed Internet: No updates.

Park: A load of free bark was delivered to the park. Awaiting a cost estimate from Folsom Landscape for spreading it around the trees, etc. Park chairperson Walt Worthge is waiting for the rain to stop in order to work on the fountain repair and the trough.

OLD BUSINESS

Survey: No updates.

Neighborhood Watch Signs: Secretary Vadnais repaired the two signs on Oak Leaf Way.

2023 HOA Dues: All Unit 2 dues have been paid; 13 included late fees. A total of 29 Unit 1 residents are FLEHA members (one receives free membership in exchange for use of their electricity).

Social Events: Clear skies are predicted for the March 26 Egg Hunt (the water is still turned off in the park, but the ground may be wet from the rain). Set-up starts at 1pm. VP Shelton has organized games, prizes, and the egg hunt supplies. Member-at-Large Russo will supply bags in case kids forget to bring baskets. Admin has begun researching food trucks for the August 1 NNO event and bands for the September 23 Concert in the Park. The Board would like tacos (Chando's was recommended) and BBQ for the two food trucks and shaved ice/ice cream for the dessert truck. It was agreed that the band for this year's event should be more family friendly and interactive with the audience. VP Howe suggested adding a balloon artist to the event and will provide recommendations for that and some bands.

Email Bounce-backs + Website Update: Admin advised that FLEHA may need to hire a tech person to handle various email and website issues. VP Howe's spouse may be able to resolve the required website update. Holding off on addressing the email bounce-backs unless they continue to occur.

MailChimp Upgrade: The Board voted to upgrade to MailChimp's \$13/month plan so that FLEHA can send more than 2 e-blasts/month.

Luminary Chairperson Position: Admin, VP Howe, and Treasurer Shelton are meeting soon to strategize how to streamline the luminary ordering/distribution process. Joe Blair will share his process with the Board and the resident who has expressed interest in taking over the job.

NEW BUSINESS -- N/A

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

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting April 25, 6:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss, Pete Dobson, and Sri Iyer
- **Unit 1:** Maria and Walt Worthge, Bart and Tracy Zitnitsky

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER’S REPORT: The current balance stands at approximately \$205,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$11,000 more than the same time last year. Expenses incurred since the previous month’s budget report were approximately \$5,400, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: The committee and Board approved a request for retaining wall, grading/cut, and fill to be allowed within the County’s 20-foot rear setback (instead of FLEHA’s 25-foot standard setback) on new construction on a vacant flag lot.

High-Speed Internet: Residents Bart Zitnitsky, Pete Dobson, and Sri Iyer, who have run this committee for almost 3 years, were pleased to report a very positive development in the quest to bring high-speed internet to Folsom Lake Estates. At the April 18 Placer County Board of Supervisors meeting, County IT Manager Dieter Wittenberg proposed several broadband project options for consideration, and the FLE internet committee presented evidence of our neighborhood’s critical need to be included in the investment. The Board of Supervisors enthusiastically supported the need for County-wide residential access to high-speed internet, and unanimously voted to approve funding the broadest, most expensive option, which includes Folsom Lake Estates! Wittenberg will be finalizing agreements and timelines with Astound (the internet vendor of choice) over the next week and may attend a FLEHA Board meeting in the future to help set expectations for our neighborhood, such as realistic timelines (1-1/2 – 2 years for completion?) and the logistics/potential cost of physically bringing cable to each house. The committee will continue to coordinate with Wittenberg and keep the FLEHA Board apprised of developments.

Park: Park chairperson Walt Worthge confirmed that the top of the water fountain is not working and he will collaborate with Secretary Vadnais to repair it. It was noted that parts of the play structure are rated for older children, and that the HOA might want to include more components for younger children the next time it is updated. The decision was made to not trench the ground to attempt resolution of the puddling – too many oak tree roots could potentially be damaged in the process, and the Board feels that the puddling is a harmless, natural phenomenon. Secretary Vadnais will check on replacing the sports court net and/or strap. The tether ball project is a work in progress.

OLD BUSINESS

Survey: Editing delayed until June.

Social Events for 2023: McMichael’s Spring Garden Tour on April 29, 1-4p – All systems go. Final e-blast announcement goes out on April 27. Admin will handle photos. President Makol will also attend. Car Show/Chili Cookoff on June 24, 9a-2p – Confirmed that coffee/donuts will be offered in the morning and water in the afternoon during the chili contest, which will take place from 12-1. To decide/purchase: prize/trophy for the chili contest winner; mini cups for chili tasting; water bottles; donuts; ground coffee; magnet/tag for car show participants. Event promotion will begin in May. Participants will register for the chili cookoff via Admin and for the car show via Secretary Vadnais. NNO Event on August 1, 5-7p – Admin has been researching taco, BBQ, and dessert food trucks, but most are now requiring minimum dollar guarantees (e.g., \$750 for Cowtown Creamery and \$900 - \$1,500 for food trucks). Food truck experts advised to only have 1 food truck and 1 dessert truck for our attendance numbers. One truck is confirmed for the event – Boba and Bites (boba drinks, dim sum, teas, dumplings, bao sandwiches); they do not require a financial guarantee. The Board approved hiring Chando’s Tacos (\$900 guarantee required) if no other options arise. Concert in the Park/BBQ on September 23, 5-8p – Now and Then is booked as the band; full payment is due on the day of the event. The band prefers to plug into electrical power (they need 2 circuits), so the neighbors will need to be informed. Need to have lighting at the park

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting April 25, 6:30pm
6485 Oak Hill Drive, Granite Bay

(Secretary Vadnais' light tower + pathway and tree lights?). The metal bollards need to be lowered so that the band can drive their vehicles up to the platform to unload/load equipment. A balloon artist may be hired, if affordable.

Email Bounce-Back Issues: No continuing issues.

Website Update: DreamHost ran into a problem while attempting to update our site. The theme of our website does not support the latest version of PHP (8.1). Apparently, we need to install a new theme and then rebuild the site. Admin requested quotes from DreamHost for both services.

Luminary Chairperson Position: Admin, VP Howe, and Treasurer Shelton are meeting today to strategize how to streamline the luminary ordering/distribution process.

NEW BUSINESS

Banking Topics: The Board made a motion, which was approved 4/0, to add Treasurer Marcie Shelton to the bank accounts as an authorized signer. The Board will coordinate a date to visit Umpqua to provide that authorization and to add signatures to auto-generated checks, (instead of the "signature on file" statement currently printed on them). The Board will confirm if FLEHA's accounts are classified as personal or business. President Makol will pursue with Umpqua Bank the update of the email address for the current FLEHA treasurer.

Fire Safety Letters: Admin will be sending these out to the vacant lot owners in the next week and is attempting to get the County to address the ongoing Barton Road issue.

COVID Safety Board Meeting Language: To be deleted on future meeting notices.

The meeting was adjourned at 8:00pm, 4/0/0

FLEHAAlerts!

Upcoming Social Events



- ◆ ***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

**Stay tuned for
event details.**



FLEHA Alerts!

Unit 1 HOA Members -- We Appreciate You!!

Almost 50% of Unit 1 homeowners joined FLEHA in 2023!

As many of you know, Unit 2 FLE homeowners (see map on page 10) are governed by a homeowners association (FLEHA), and thus pay mandatory annual dues.

While Unit 1 residents are not required to join FLEHA, their voluntary membership fees help offset costs for the upkeep of the community park, common areas, and entrances, as well as social events, utilities, insurance premiums, and future community improvement projects. In return, Unit 1 HOA members receive these benefits: reserve the picnic grove and soccer field; key to the sports court; FLEHA newsletter, including free ad; email notifications of FLE news/events; and copy of/inclusion in the community directory.

Unit 1 homeowners can join FLEHA at any time -- annual fee is still only \$140!

Thank you -- Unit 1 -- for Joining FLEHA!

FIRE SEASON IS UPON US

Please keep your family and neighbors safe by clearing flammable tall grass, brush, and other fire hazards on your property.

High-Speed Internet Coming to FLE!! *

On April 18, the Placer County Board of Supervisors approved a budget of over \$17 million to expand internet broadband service to almost 18,000 underserved homes, including those in Folsom Lake Estates!

Huge buckets of gratitude to the FLEHA internet committee, led by Bart Zitnitsky, Pete Dobson, and Sri Iyer, for their unflinching advocacy and pursuit of access to high-speed internet for our residents!!

** See details in April 25 Board meeting minutes, on page 3 of this newsletter, and at this link:*

<https://goldcountrymedia.com/news/283239/placer-approves-another-172m-in-funding-to-extend-broadband-service/>

FLEHAAlerts!

Talk to Your Kids - this is not ok!!!

Defenseless animal killed -- found on Oak Leaf Way



It is unlawful for a person to intentionally discharge a firearm or release an arrow or crossbow bolt over or across a public road or other established way open to the public, or within 150 yards of an occupied dwelling house, residence, or other building, in an unsafe and reckless manner.

FLEHA *Fast Facts*

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

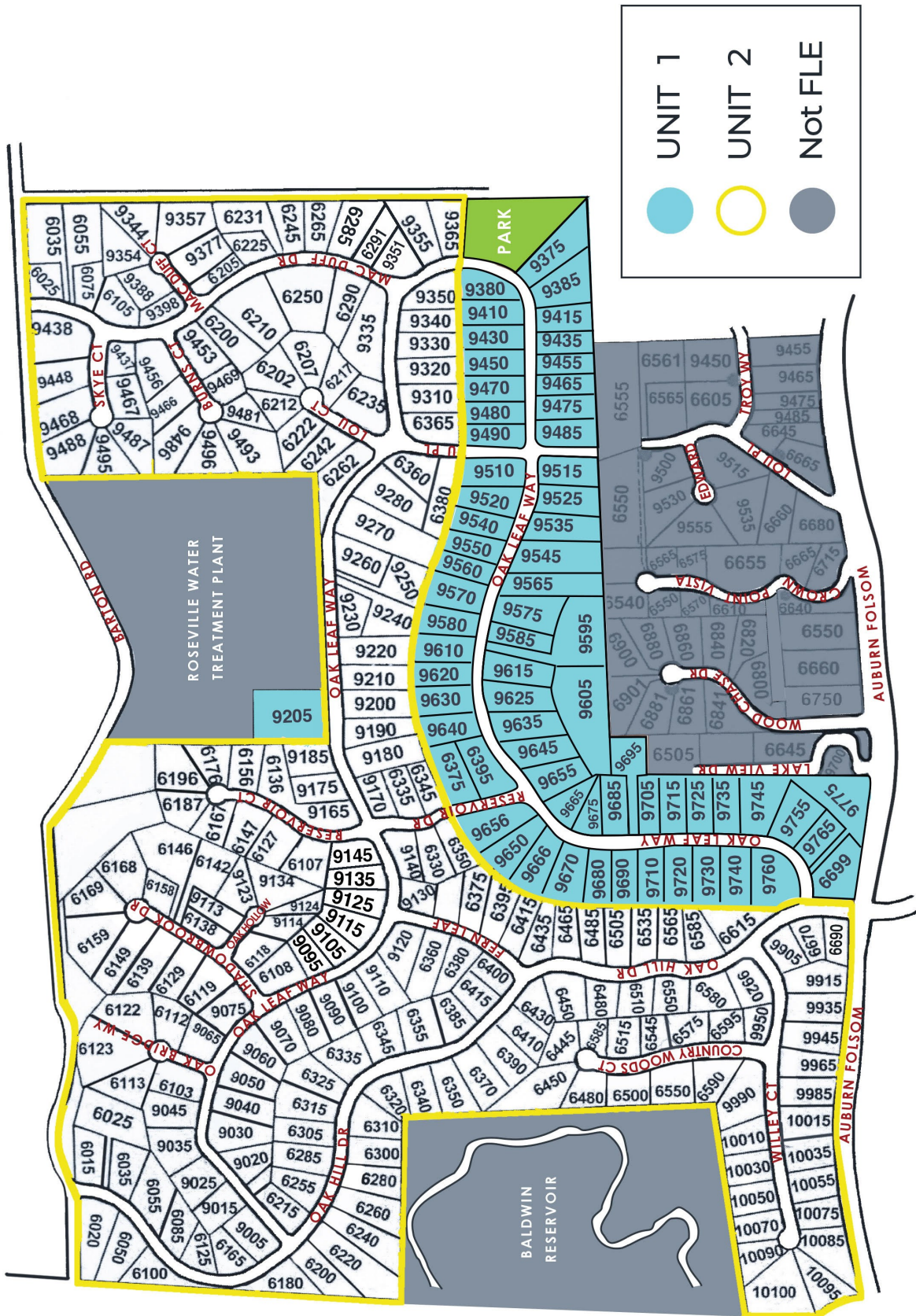
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues 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



UNIT 1
UNIT 2
Not FLE

Egg Hunt 2023 Pictorial



The hunt...

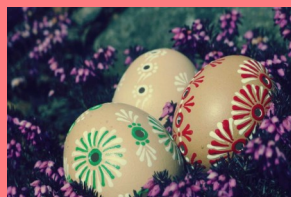


...is on!



Family...





*...and
friends!*





Sacks of fun!





***Race to
the finish!***





Egg walkin'







**Egg
"tossitude"!**



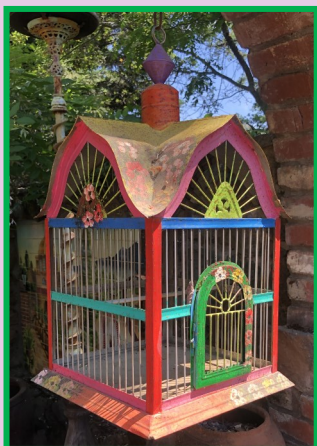
***Huge thanks to
Marcie Shelton &
volunteers for a
great event!***

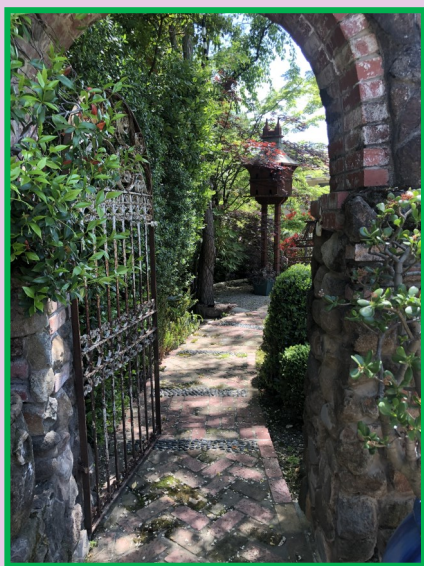
McMichael's Spring Garden Tour 2023 Pictorial















*Hearty thanks to Val
McMichael for
opening her home to
her neighbors and to
Susan McCune for
organizing this
lovely event.*



BOARD MEETING AGENDAS *

Tuesday, May 16, 2023, 6:30pm
Location TBD, Granite Bay

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

Tuesday, June 20, 2023, 6:30pm
Location TBD, Granite Bay

Open Forum/Homeowner Comments
 Review of Approved May 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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Contact **Vinnie Smith**
916-899-4354

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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:9167421922)

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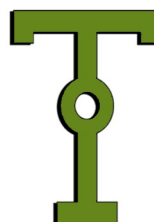
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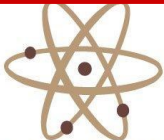
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smccune@golygon.com



LYON
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Susan McCune
CalDRE #01827772



F.E.H.A

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

May-June 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/

