



FLEHA NEWSLETTER

Jul-Aug 2023



Read on for pictorial from FLEHA's annual Car Show and Chili Cookoff!

UPCOMING EVENTS

INSIDE STORIES



NO JULY BOARD MEETING

- Jul 4 Independence Day
- Jul 11 Cow Appreciation Day
- Jul 31 National Avocado Day
- Aug 10 National Spoil Your Dog Day
- Aug 19 World Humanitarian Day
- Aug 15 Board Meeting, 6:30pm *
- Aug 22 National Tooth Fairy Day



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- Board Meeting Minutes Pg 2-4
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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 Sep-Oct issue must be received by Aug 22 at info@fleha.org.

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting May 16, 6:30pm
9114 Oakhollow Court, 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 APRIL 2023 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$194,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$3,200 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$10,700, leaving accounts in good standing. Treasurer Shelton reviewed recent spending that was slightly above what had been budgeted (e.g., monthly email service fees plus annual insurance), and shared that she requested a tax return status update from FLEHA's CPA, Loretta Bradley at CIDC, LLC.

COMMITTEE REPORTS:

Architectural Review: It was noted that the owners of the vacant lot at 6262 Lou Court have not submitted building plans for HOA review, although it appears that they are preparing to begin construction. The owners will be notified that they must fulfill this requirement before any building commences.

High-Speed Internet: The County is working through final contract pieces with Astound to provide high-speed internet service to our neighborhood. The Board pointed out that the logistics of bringing the cable from the street to each house – and who will be responsible for that cost – is yet to be determined. It was recommended that if/when the County provides an informational presentation at an upcoming HOA meeting, that it should be held at the FLE park to accommodate potentially high attendance.

Park: Secretary Vadnais and committee chairperson Walt Worthge will meet at the park to address the water fountain issues. Thanks to Vadnais and VP Howe for creating the tetherball set-up, which will soon be installed at the park. Shelton received suggestions from a neighbor to add some features to the park. She will inform the resident that the Board does not have the capacity to research the ideas, but s/he is welcome to do so and then present a budget and liability assessment to the Board for future consideration.

OLD BUSINESS

Social Events: Car Show / Chili Cookoff on June 24, 9a-2p (Chili Cookoff from 12-1pm) - The Board and Admin divvied up the purchase assignments/job duties for the event. No electric power will be provided – cookoff entrants will be advised to transport their chili in crock pots to maintain the heat, and to provide their own ladle/serving spoon. The Board unanimously approved a motion to spend a maximum of \$500 on an additional five yards of gravel for the parking area, to improve vehicle access into the park. Admin will arrange for Folsom Landscape Maintenance to spread the gravel, if they can complete the job before the event. NNO Event on August 1, 5-7p - Chando's will be hired as the second food truck for the event. Dessert (e.g., ice pops) will be provided by FLEHA. Concert in the Park/BBQ on September 23, 5-8p - Admin received another balloon twister bid (\$300), but the search continues for a vendor that will charge a maximum of \$200 for two hours. Howe will investigate purchasing solar lights for the trees in the park.

Website Update: FLEHA paid DreamHost \$299 to update our site, but they discovered technical problems on our end, and were unable to do the work without potentially crashing our website. The full fee will be refunded, but they are now charging an additional \$5/month to support the old version of PHP/WordPress on which our site is built. At some point soon this temporary fix/fee option will no longer be available. The only viable long-term solution is to rebuild FLEHA's website, which will include updating the PHP version and the theme to ensure that the site is updatable in the future. DreamHost quoted \$1,000 to rebuild our website, but an independent vendor quoted \$500-600: 2-3 weeks turn-around, available to start immediately. The Board unanimously approved a motion to hire this vendor, and requested a written cost proposal for the rebuild and ongoing website support.

Luminary Chairperson Position: Admin, Howe, and Shelton strategized how to streamline the luminary ordering/distribution process. Admin spoke with Joe Blair and Jeff Coontz about transitioning the chairperson job, and the process is in the works. The hope is to simplify the operation and distribute luminaries in October instead of December.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting May 16, 6:30pm
9114 Oakhollow Court, Granite Bay

Banking Topics: Signatories currently listed on FLEHA's reserve account are Jennifer Makol, Sharon Russo, and former Board members Rich Wise, and Susie Barr. As Rich Wise and Susie Barr are no longer members of Folsom Lake Estates Homeowners Association Board of Directors, the Board unanimously elected to have them withdrawn as signatories from FLEHA's reserve account at Umpqua Bank. The Board further unanimously agreed to add Marcie Shelton and Nicole Howe to the reserve account as signatories.

Fire Safety Letters: Letters were sent by email and USPS to the three vacant lot owners on May 1, with a deadline to cure of June 1. After several calls to the County to address the Barton Road dry brush issue, they recently mowed a narrow strip of the frontage, with no apparent intent to do more; disappointing, but not surprising.

NEW BUSINESS

Neighborhood entrance landscaping: The Board will visually inspect the landscaping, or lack thereof, at all of the FLE entrances and discuss potential improvements at the June meeting.

June Board Meeting: The date was changed to Thursday, June 22, at 6:30pm.

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

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting June 22, 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 MAY 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 \$7,000 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 Board had budgeted a 2023 \$7,000 contribution to the Reserve Account, but agreed to decide whether to contribute that entire amount depending on the year-end numbers.

COMMITTEE REPORTS

Architectural Review: Admin will send letter to owner of vacant lot (who appears to have submitted building plans to the County) as a reminder of FLEHA's architectural review process and CC&Rs.

High-Speed Internet: Expecting an update from the County after June 30.

Park: Secretary Vadnais will be replacing a rusted drain on the water fountain, but it is functional (other than the dog bowl, which will remain non-functional). Vadnais added new gravel to the slope in preparation for the Car Show. Thanks to Vadnais and VP Howe for installing the new tetherball set-up on the shuffle ball court.

OLD BUSINESS

Social Events for 2023: Car Show/Chili Cookoff on June 24, 9a-2p: Expecting 5 cookoff and 15-20 car show participants. All supplies are in hand. Concert in the Park/BBQ on September 23, 5-8p: A balloon artist was hired for \$200. Howe will purchase solar lights for the trees.

Website & Email Update: The website was updated and rebuilt, and an extra \$120 was invested to make some additional design improvements. Email bounce-back issues were resolved by Chris Demere, the IT consultant recommended by Member-at-Large Sharon Russo.

Luminary Chairperson Position: Admin will meet with Jeff Coontz next week to review his conversation with Joe Blair and officially move the process forward. Howe will provide her candle and bag supplier information.

Banking Topics: A motion was approved to move all FLEHA funds from Umpqua to Chase, who will appoint a private banker to our account. Chase will handle all paper work, including any CA Secretary of State inquiries (i.e., non-profit status). Once complete, Admin will update CheddarUp with the new bank account information.

Fire Safety Letters: Mailed to the three vacant lot owners on May 1; all work is complete.

Neighborhood Entrance Landscaping on Auburn Folsom: Many options were considered, including adding landscaping rock (5 yards of 3" diameter rocks?) that would look good with the brown signs; planting succulents, which need very little water; and reviving the dead(ish) lavender that is currently planted there. The Board agreed to research the ideas and discuss at the next Board meeting in August.

NEW BUSINESS

Dead Tree on Barton Road: Admin will contact the County to remove it, since it is on County land.

Tree/Bush Trimming in Neighborhood: Annual letters to residents with trees/bushes that interfere with pedestrians and vehicles and/or cause safety issues mail in September. The Board agreed to table discussion of which homeowners require notifications until the August meeting.

The meeting was adjourned at 7:45pm, 5/0/0.

FLEHA Alerts!

Save these dates for Upcoming Social Events



- ◆ ***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***

***Events will be held at
FLE park. Stay tuned
for details.***



FLEHA Alerts!

FIREWORKS ILLEGAL IN GRANITE BAY

Fireworks of any kind are **ILLEGAL** in Granite Bay, punishable with a misdemeanor and a fine of up to \$2,000 per violation.

Please respect the law and keep your family and neighbors safe.

Enjoy These Safe July 4th Fireworks Events in Nearby Communities

- **Rocklin, Destiny Community Center:** June 30-July 1; starts at 4pm; music, food, kids' zone, tribute to military, choir performance.
- **Citrus Heights, Van Maren Park:** July 1; starts at 6pm -- food trucks, kids' zone; live music at 7pm; fireworks at 9:45pm
- **Rancho Cordova, Hagan Park:** July 3-4; starts at 4pm -- road race, parade, concerts, carnival rides, hot air balloon rides; 9:45 fireworks and drone show both nights.
- **Folsom Pro Rodeo, Dan Russell Rodeo Arena:** July 1-3; gates open 6pm; rodeo ends 10pm; Saloon Under the Stars 9:45-midnight.
- **Roseville, the Grounds:** July 4; 9am parade downtown Roseville, 10-1 family-friendly activities at Royer Park; 9:15pm fireworks.
- **Lincoln, McBean Memorial Park:** July 4; 9am parade, horseshoe tournament; 9:30pm fireworks.

Enjoy a happy, safe 4th of July, and a beautiful summer!

FLEHA Alerts!

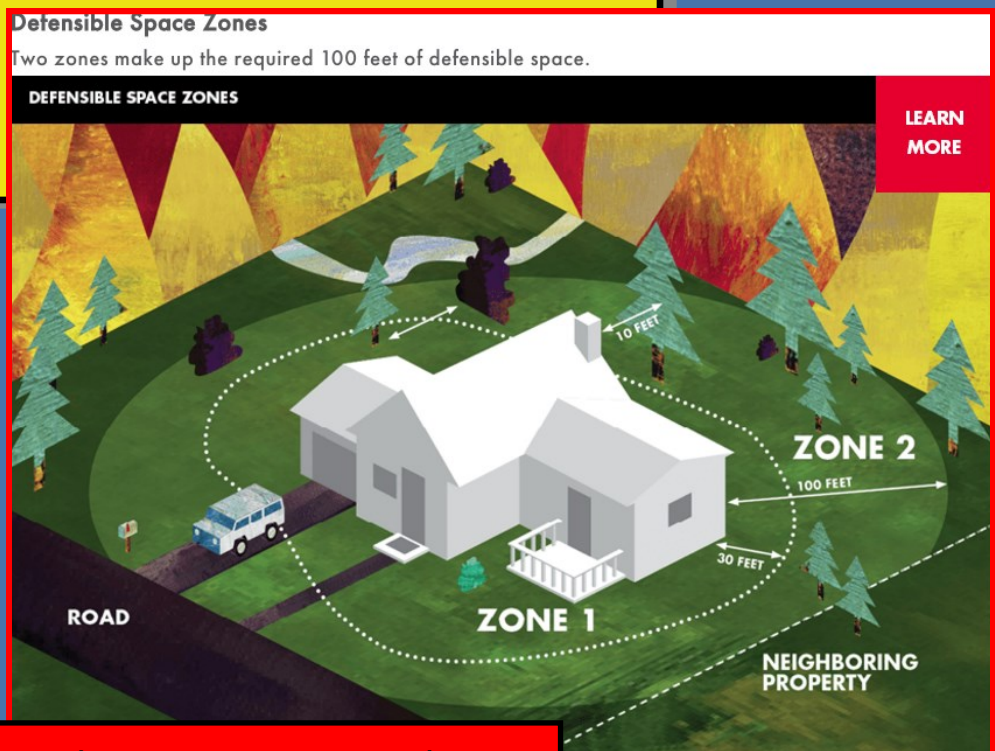
FIRE SEASON

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](#)

FLEHA Alerts!

FLE Road Safety Issues

The FLEHA Board is asking residents to note and address these road safety issues in our community:

Trees/Bushes Blocking Stop Signs, Visibility, & Vehicle Clearance:

Please check your property and trim back all trees and bushes that are blocking visibility of stop signs and oncoming traffic, especially at corners. Please trim all bushes and trees that hang into the street, and all tree branches that hang lower than 14 feet above the road — they are causing interference and safety issues with school buses, RVs, and other high-clearance vehicles. The Board is asking that residents take immediate personal responsibility for remedying all of the above, and will be following up with notices to all homeowners who do not address them. (Photos are samples -- *not* from FLE.)



548 x 417

FLEHA *Fast Facts*

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

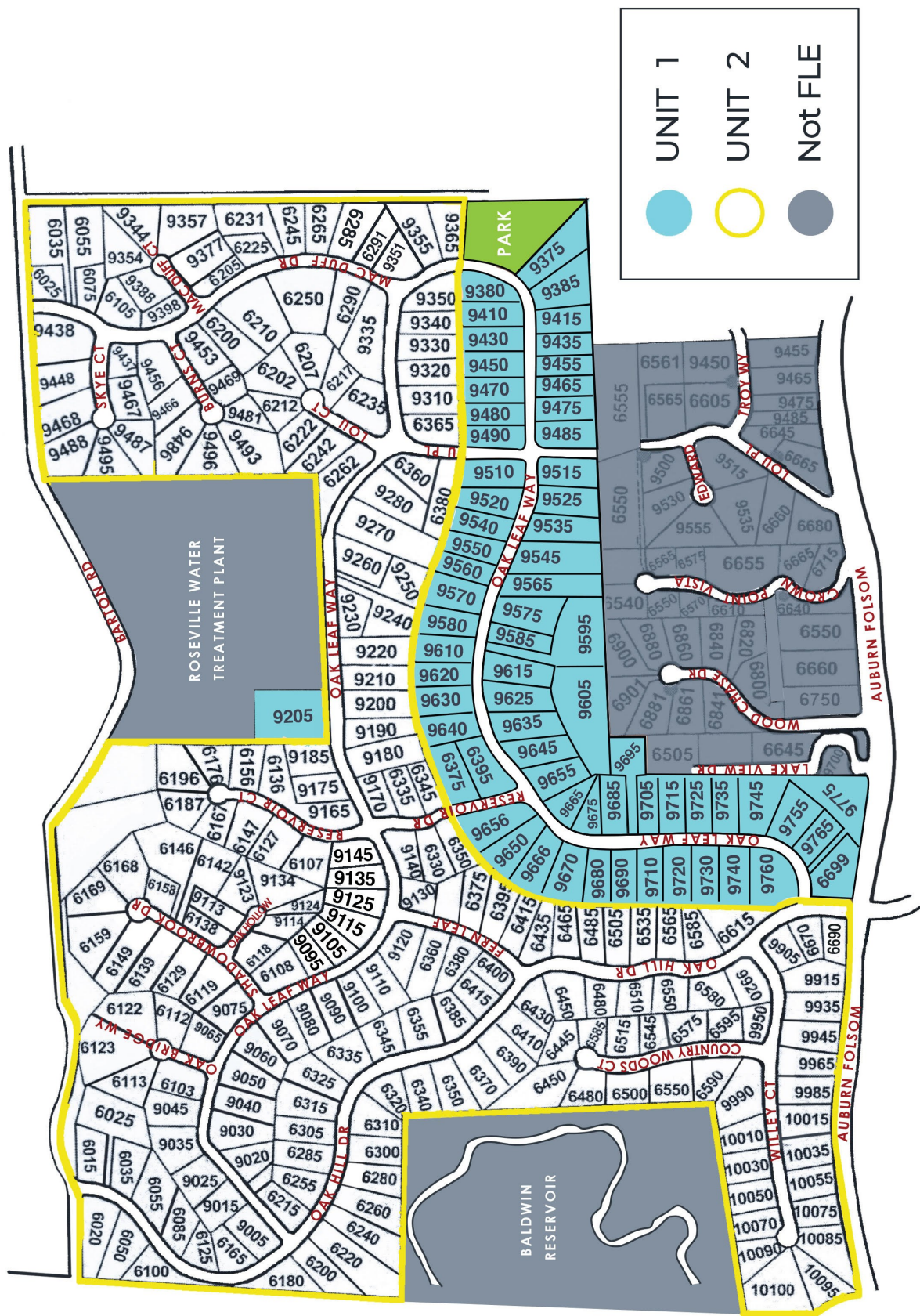
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues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

Car Show & Chili Cookoff 2023 Pictorial





As of publication date of this newsletter, FLEHA's new policy is to only reveal a child's face in a photo if given permission from a parent/guardian.





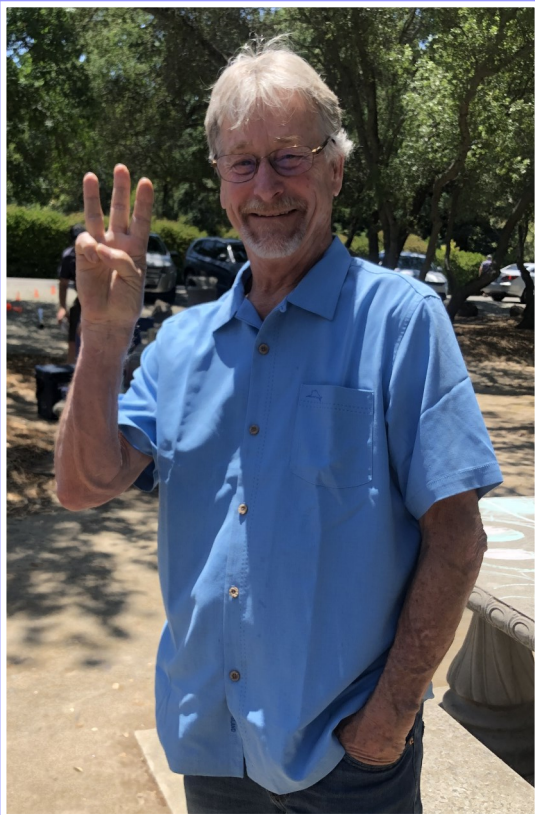
*Big honkin' thanks to
Chris Vadnais for
organizing this year's
Car Show!*



Muchas gracias to Marcie Shelton & Nicole Howe for organizing FLEHA's first Chili Cookoff!







And the winner is...everyone who participated in FLEHA's 1st Chili Cookoff!

BOARD MEETING AGENDAS *



NO JULY MEETING

Tuesday, August 15, 2023, 6:30pm
Location TBD, Granite Bay

- Open Forum/Homeowner Comments
- Review of Approved June 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.



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:9166334300).

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)

ODD JOBS

YOUR LISTING COULD BE HERE!
Contact info@fleha.org



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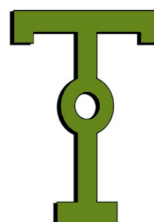
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Homeowners Association
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Granite Bay, CA. 95746

F.E.H.A

Jul-Aug 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/	