

FLEHA NEWSLETTER

Sep-Oct 2023



Read on for pictorial from FLEHA's annual National Night Out & Food Trucks Event + luminaries order form!

UPCOMING EVENTS

- Sep 4 Labor Day
- Sep 9 California Admission Day
- Sep 10 Grandparents Day
- Sep 12 Board Meeting, 6:30pm *
- Sep 22 Autumnal Equinox
- Oct 3 Board Meeting, 6:30pm *
- Oct 9 Native Americans' Day
- Oct 5 World Teachers' Day
- Oct 31 Halloween

* Date/time subject to

INSIDE STORIES

- Board Meeting Minutes Pg 2-3
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 Chris Vadnais
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president@fleha.org
 vp@fleha.org
 treasurer@fleha.org
 secretary@fleha.org
 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.

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 August 8, 6:30pm
10015 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:** Maria and Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS: N/A

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

TREASURER'S REPORT: The current balance stands at approximately \$183,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$10,000 more than the same time last year. Expenses incurred since the previous month's budget report (June 2023) were approximately \$7,000, leaving accounts in good standing.

COMMITTEE REPORTS:

Architectural Review: The architectural plans for new construction at 6690 Oak Hill were approved by the ARC and the Board since the previous Board meeting. The Board will discuss the topic of ADUs during Executive Session.

High-Speed Internet: Bart Zitnitsky and team continue to touch base with the County and will provide updates as they become available.

Park: Nothing new to report.

OLD BUSINESS

Social Events: NNO / Food Trucks on August 1 – The event enjoyed a good turnout and bearable heat. The Board will consider inviting nearby neighborhoods to next year's event. Concert in the Park / BBQ on September 23, 5-8p – All major components are in place. VP Howe purchased solar lights for the trees (attendees will still be encouraged to bring flashlights) and bucket misting fans for the heat. Treasurer Shelton will order one Porta Potty. Shelton and Howe will manage the BBQ setup/takedown, supplies, and volunteers.

Luminary Updates: Howe presented sample bags and candles, which were approved by the Board. This year the plan is for the luminary sales process to take place from August – October, with all orders due by September 15 and delivered by the end of October. All orders will be processed online (credit card or check) and no late orders will be accepted. The Board will sort the bulk candles and bags into bundles for the luminary captains at the October 3 Board meeting.

Banking Topics: The Board signed paperwork to establish FLEHA's bank accounts with Chase; checks are forthcoming. Howe and Shelton will close the Umpqua accounts shortly. FLEHA's Cheddar Up account will need to be updated with the new bank account and routing numbers.

Landscaping at Auburn-Folsom Road Neighborhood Entrances: Folsom Landscape Maintenance suggested using Lodi brown cobble (available at Valley Rock in Loomis), and will investigate additional options. The Board will continue to research plants and landscaping materials that might suit those spots, which have no water source.

Dead Tree on Barton Road: The County cut it down and will return to chip the large downed branches.

Tree/Bush Trimming in Neighborhood: Admin and the Board were assigned sections of the neighborhood to survey for trees/bushes that impede pedestrians and/or hang lower than 15 feet above the street. Homeowners whose properties are identified will be sent letters in September requesting that they remedy the issues.

NEW BUSINESS

Garbage Collection/Weed Remediation on Barton Road: The Board approved an expenditure of \$1,200 for Folsom Landscape Maintenance to remove dead/overgrown brush and weeds plus garbage on the entire Barton Road vacant lot. The work will be completed within the next two weeks. By end of week the vendor will provide a separate quote to remove the dead trees on the parcel.

Weed Remediation at FLE Park: Folsom Landscape Maintenance cleared the dead/overgrown brush and weeds from the area in the park behind the tennis court in early spring, but the heavy rains spurred excessive growth, which now needs remediation. The Board approved paying the vendor \$400 for the job, which will be completed within the next two weeks.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting August 8, 6:30pm
10015 Willey Court, Granite Bay

Roseville Water Treatment Plant: Admin contacted the water company about a couple of dead/dying Oak trees and miscellaneous dry/dead brush on their property, which is located within FLE. They promised to send their maintenance crew to investigate and resolve the issues.

New Community Announcements Section in Newsletter: The next newsletter, which publishes on September 1, will feature a new community announcements section – births, weddings, graduations, deaths, etc. – submitted and written by FLEHA members.

The meeting was adjourned at 7:55pm, 5/0/0.

Executive session immediately followed.

Community Announcements

In Loving Memory of our neighbor, Robert "Bob" Clarence Rippentrop

A light has dimmed in our community with the passing of Robert "Bob" Clarence Rippentrop on July 30, 2023. Bob's vibrant spirit, quick wit, and warm heart made him an unforgettable presence in our neighborhood.



Born on April 9, 1933, in Iowa, Bob's journey led him to California where he served in the U.S. Army and later became a dedicated plumber. But beyond his professional life, Bob was a family man and a friend to all. His love story with Lois Borelli, his wife of 49 years, began with a dance at Santa Cruz Beach Boardwalk and blossomed into a beautiful life filled with laughter, four children, and cherished memories.

Bob's sense of humor was his trademark. He had a knack for turning ordinary moments into unforgettable ones, leaving us all in stitches. Whether he was coaching Babe Ruth baseball, watching his beloved San Francisco Giants, or trying his luck at the casinos, his zest for life was infectious.

But perhaps Bob's greatest joy was family. He adored his grandchildren and great-grandchildren, finding immense pride and happiness in their company. He leaves behind a legacy of love, resilience, and the importance of staying connected with those who matter most.

In his memory, the family kindly requests donations to St. Jude Children's Hospital, reflecting Bob's caring and compassionate nature.

Though Bob may have left this world, his laughter, love, and the memories we shared will continue to resonate within us. Rest in peace, dear Bob, knowing you've left an indelible mark on our hearts.

*Have a personal announcement you'd like to share with the FLEHA community?
New baby? Graduation? Wedding? Celebration of life?
Please submit your announcement to info@fleha.org (see deadline on front page).*

FLEHA Alerts!

Save these dates for Upcoming Social Events



- ◆ **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.
 * See page 14 for more info.



FLEHA Alerts!

IT'S TIME TO ORDER LUMINARIES!!

This year FLEHA is taking luminary orders online only.

* fast and easy * immediate confirmation * e-check or credit card * no processing fees *

**1 set of luminaries (72 candles & bags) = \$32
Extra set of 72 candles = \$25 Extra set of 72 bags = \$7**

ORDERS DUE BY SEPTEMBER 25

NO LATE ORDERS

*Your luminary key worker will contact you to take your order,
but why wait for a knock on the door?!*

**Please use the link or QR code to
order your luminaries now.**

<https://luminary-supplies-2023.cheddarup.com>



Luminaries will be delivered door-to-door by early November.

Info on sand and hiring a luminary worker will follow.

***Thank you for helping to keep
Folsom Lake Estate's holiday tradition alive!***

FLEHA *Fast Facts*

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

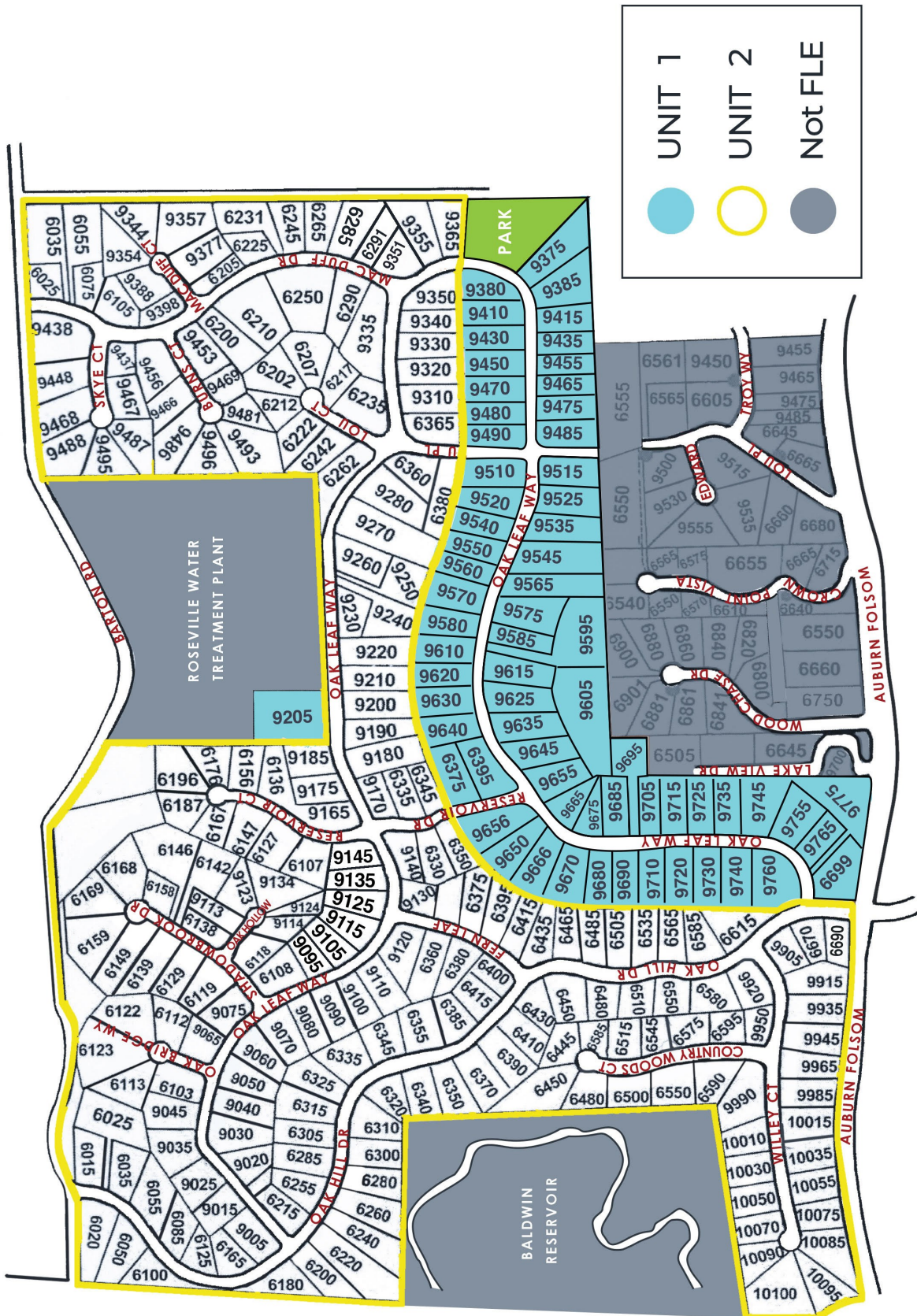
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues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

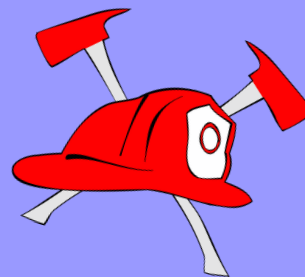


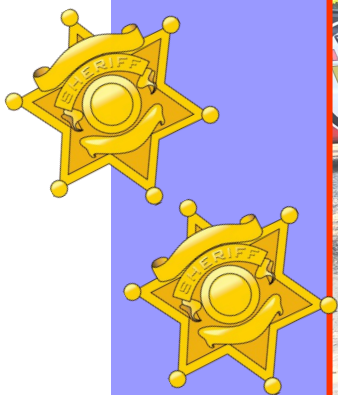
National Night Out & Food Trucks Pictorial





*Thanks to all the
volunteers and peace
officers who made this
year's NNO event
a success!*







FLEHA's next social event....



Now and Then
*Playing today's hits
 plus the best from
 back in the day!*

Rated 5 stars: "FABULOUS, FABULOUS, FABULOUS! What a great fun band...music was amazing... vocals, drums, keyboard, all musicians a very class act."

MUSIC IN THE PARK + BBQ

FLE Park, Saturday, Sep 23, 5-8pm

Join your FLE neighbors for an evening of family fun at the park!

Live music, dancing, and full BBQ.

Food + non-alcoholic beverages furnished by FLEHA.

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

NO PETS AT EVENT

BOARD MEETING AGENDAS *

Tuesday, September 12, 2023, 7:00pm
Location TBD, Granite Bay

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

October date TBD, 2023, 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 dates/times 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.**





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

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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)

ODD JOBS

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



Kris Thompson Blair

NewVision Realty Group

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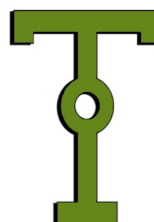
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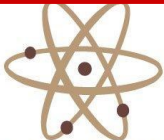
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LYON
REAL ESTATE

Susan McCune
CalDRE #01827772



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

Sep-Oct 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/	