



**NEWSLETTER**  
*Jan-Feb 2024*



*Read on for pictorial from FLEHA's annual Santa Cruise*

**UPCOMING EVENTS**

- Jan 1 New Year's Day
- Jan 15 Martin Luther King Jr. Day
- Jan ?? Board Meeting, 6:30pm?\*
- Jan 24 National Compliment Day
- Feb 2 Groundhog Day
- Feb 10 Chinese New Year
- Feb ?? Board Meeting, 5:30pm \*
- Feb 14 Valentine's Day
- Feb 19 Presidents Day



**INSIDE STORIES**

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**FLEHA Board of Directors**

<b>President</b>	Jennifer Makol	jmakol264@gmail.com
<b>Vice President</b>	Nicole Howe	vp@fleha.org
<b>Treasurer</b>	Marcie Shelton	marcie.shelton@theleaderspartner.com
<b>Secretary</b>	Chris Vadnais	secretary@fleha.org
<b>Member at Large</b>	Sharon Russo	memberatlarge@fleha.org

**Administrator/Newsletter Editor** Susan Moss info@fleha.org

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

— MINUTES —

**Folsom Lake Estates Homeowners Association  
Board Meeting December 14, 5:30pm  
6485 Oak Hill Drive, Granite Bay**

**IN ATTENDANCE**

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

**OPEN FORUM/HOMEOWNER COMMENTS:** N/A

**REVIEW OF APPROVED OCTOBER 2023 GENERAL MEETING MINUTES:** No changes.

**TREASURER’S REPORT:** The year-end balance stands at approximately \$157,300, including \$122,185 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$23,100 more than the same time last year. Expenses incurred since the October 2023 budget report were approximately \$20,000, leaving accounts in good standing. Treasurer Shelton requested that all FLEHA expense receipts be submitted immediately and all reimbursement checks be cashed before the end of the year. She anticipates an overall \$800 budget surplus for 2023, which will be transferred to the Reserve Account. In 2022 FLEHA added \$7,000 to the Reserve Account; in 2023 year that figure might be \$10,000. At the next meeting the Board will discuss interest-bearing options for some of FLEHA’s bank balance. The account fees were resolved with Chase, but not completely with Umpqua. FLEHA needs a new CPA for tax returns, ongoing compliance issues, and Secretary of State requirements. Member-at-Large Russo will provide some CPA recommendations.

**COMMITTEE REPORTS:**

**Architectural Review:** Secretary Vadnais will contact the homeowners on Oak Leaf Way about matching the façade of their new garage with their house, per the Board’s conditional approval of their project. President Makol will contact two homeowners about the visual nuisances on their properties that have been reported to the Board.

**High-Speed Internet:** No updates.

**Park:** The Board approved the purchase of a new tennis court net. Vadnais will also investigate adding a retractable pickleball net, which comes with standing poles, and would be tethered and locked to the sports court fence. Admin will order a new broom and court roller squeegee. Vadnais has donated his redwood chips (about 20 yards), to the FLE park. Admin will arrange for Folsom Landscape to spread the chips around the park trees.

**OLD BUSINESS**

**Banking Topics:** See “Treasurer’s Report.”

**Tree/Bush Trimming in Neighborhood:** All homeowners complied with the Board’s request for vegetation trimming, except for one, who will be contacted again by Admin.

**Board Election 2024:** One resident submitted a “Notice of Desire to be a Candidate for Board of Directors” notice. As there is one Board opening and one candidate, FLEHA will not be required to hold an annual election in 2024. The Board will choose Board positions during the March annual meeting.

**Email Issues:** Shelton has elected to change her FLEHA business email address to marcie.shelton@theleaderspartner.com. She will continue to use the treasurer@fleha.org address for banking and financial communications. Still awaiting VP Howe’s decision about whether to change her email address.

**Santa Cruise:** Howe is purchasing the supplies and handling set-up at the park. Vadnais will chauffeur Santa around the neighborhood. All other logistics are confirmed.

**Budget/Reserve Study/Annual Policy Statement:** Admin awaits final 2024 annual budget and final edition of the Reserve Study in order to post the full annual policy statement on FLEHA’s website and announce it by e-blast.

*— MINUTES (cont'd) —*  
**Folsom Lake Estates Homeowners Association**  
**Board Meeting December 14, 5:30pm**  
**6485 Oak Hill Drive, Granite Bay**

**NEW BUSINESS**

**January and February Board Meeting Dates:** Confirmed for January 16 at 5:30pm and February 27 at 6:30pm at Makol's house.

**Roseville Water Plant Property:** Makol sent letters to Placer County Supervisor Suzanne Jones and Roseville Mayor Houdesheldt about FLEHA's fire safety and visual nuisance concerns. No reply yet from Jones, but the mayor asked the Roseville environmental utilities department to review the water plant's property to determine the next steps for resolution, and provided his cell number for Makol to follow up.

**Social Events in 2024:** The Board selected March 16 as the date for FLEHA's Egg Hunt, the first social event of 2024. Shelton will purchase supplies for the hunt, but needs volunteers to run any additional games. The Board will discuss the other 2024 social events at the January meeting.

**HOA Dues & Directory:** The Board agreed to require all 2024 HOA dues payments be processed online (no checks will be accepted). The Board further approved FLEHA absorbing the online payment transaction fee for all residents who pay their dues by e-check by the February 1, 2024, due date. (Residents will have the option to pay their own .59 transaction fee, if they so desire.) Russo volunteered to assist residents who need additional help paying online. Once all payments are complete and contact information is updated, Admin will proceed with creating the 2024-25 neighborhood directory. The Board's first choice for the color of the directory is "fuzzy peach."

**Non-profit Status:** FLEHA is registered as a non-profit organization at the state, but not the federal, level. The Board agreed that this should be addressed in 2024.

***The meeting was adjourned at 7:00pm, 4/0/0.***

## **FLEHA Alerts!**

### **FLEHA's 2024 Annual Policy Statement**

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

### ***Coming Soon!*** ***2024 FLEHA Social Events***



- ◆ ***Egg Hunt — Sat, 3/16, 2pm sharp***
- ◆ ***Car Show / Chili Cookoff — Date/time TBD***
- ◆ ***National Night Out / Food Trucks — Tue, 8/6, time TBD***
- ◆ ***BBQ / Concert in the Park — Date/time TBD***
- ◆ ***Santa Cruise — Tue, 12/24, 12-1:30pm***



***Stay tuned for event details.***



## **FLEHA Alerts!**

### **FLEHA Board Meeting Dates**

The Board of Directors holds ten monthly meetings, which are open to FLEHA members. In 2024, these meetings will be held on the 3rd Tuesday of the month, at 6:30pm, unless otherwise notified. Meeting location is announced monthly via e-blast and posting on the back of the FLE park sign.

### **Considering exterior changes or additions to your property in Folsom Lake Estates?**

If so, please contact the FLEHA Board and read our CC&Rs\* right away. Doing so could save you lots of money down the road in the design/planning process. The Board wants to work with you to make your project a success. They are in support of ADUs and also endeavor to preserve the character and appeal of Folsom Lake Estates.

*\* CC&Rs available at [www.fleha.org](http://www.fleha.org) under "Legal Documents" tab.*

### **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 February 1.**

# **FLEHA Alerts!**

## **FLEHA Annual Dues — Due Feb. 1**

**Unit 2 Mandatory HOA Dues: \$350      Unit 1 Voluntary HOA Dues: \$140**

(see map on page 9 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.

***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.***

***Thank you for supporting your HOA!***

### **Pay FLEHA Dues -- Online Only**

Paying your annual HOA dues is as easy as clicking a link or scanning a QR code! This year HOA dues must be paid online.\*\* 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 2024.

**\*\* No online service fee if paid by e-check by 2/1/24.**

## **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 30 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 9 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$350, as of 2024. 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-Stirling 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.”

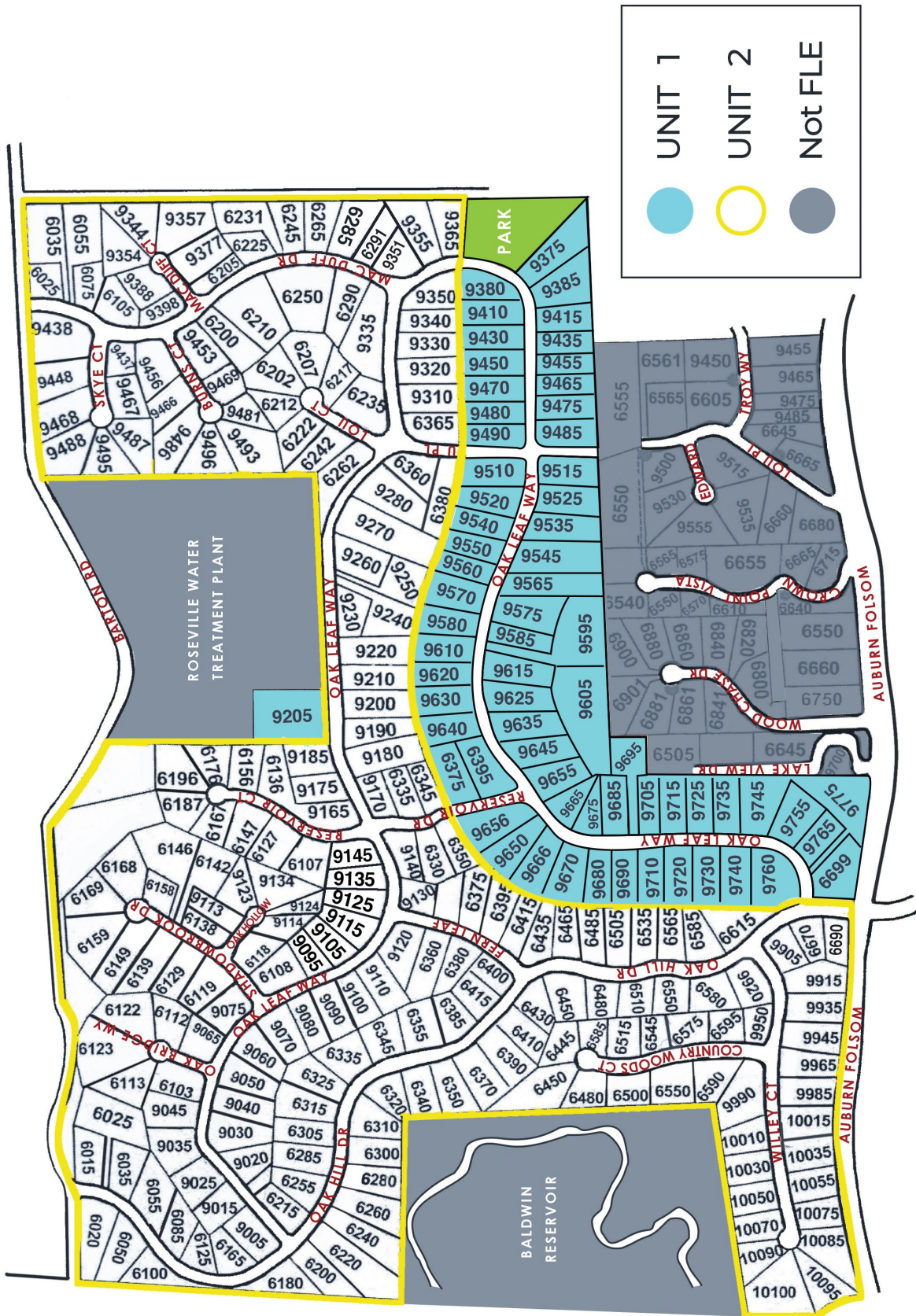
## **FLEHA *Fast Facts* (cont'd)**

**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 at [www.fleha.org](http://www.fleha.org).
- **Selling Unit 2 House/Title Documents:** Available at [info@fleha.org](mailto:info@fleha.org). Cost is \$400 (in advance). Online e-check and credit card payments only. Requests are generally processed/emailed within 48 business hours of payment receipt. See details on website ([www.fleha.org](http://www.fleha.org)) under "Demand Documents" tab.
- **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 at [www.fleha.org](http://www.fleha.org), under "Legal Documents" 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 signature neighborhood event began in 1974. Volunteers organize the purchasing and distribution of candles, bags, and sand. Orders are due in September, delivered by November, and lit at sundown on



# FOLSOM LAKE ESTATES



UNIT 1  
UNIT 2  
Not FLE





# Santa Cruise 2023 Pictorial







PAZ

















*Cheers to all the volunteers who made this event a success. Special thanks to Walt Worthge for stepping in as Santa this year!*



## BOARD MEETING AGENDAS \*

**Tuesday, January 16, 2024, 5:30pm**

**Location TBD, Granite Bay**

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

**Tuesday, February 27, 2024, 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 dates/times subject to change.*

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

**Please send all updates to  
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**Park Reservations**

Send park reservation requests to:  
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Proof of insurance is required for league practice.



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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**

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***Contact [info@fleha.org](mailto:info@fleha.org)***



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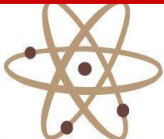
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Folsom Lake Estates  
Homeowners Association  
P.O. Box 2041  
Granite Bay, CA. 95746

**F.E.H.A**

**Jan-Feb 2024**

Available Online  
at [www.fleha.org](http://www.fleha.org)

**HANDY REFERENCE GUIDE**

**EMERGENCIES**

**9-1-1**

**Placer County Sheriff**

[www.placer.ca.gov/Sheriff](http://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](http://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](http://www.crimemapping.com/map/ca/placercounty)

**Megan’s Law**

[www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)

**Neighborhood Watch**

[www.ncpc.org/](http://www.ncpc.org/)

