



Folsom Lake Estates



NEWSLETTER

May-Jun 2024

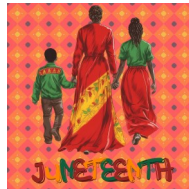


Peek inside for more great moments from FLEHA's annual Egg Hunt + Volunteer Opportunities

UPCOMING EVENTS

- May 3 World Press Freedom Day
- May 12 Mother's Day
- May 21 Board Meeting, 6:30pm*
- May 27 Memorial Day
- Jun 16 Father's Day
- Jun 18 Board Meeting, 7:00pm *
- Jun 19 Juneteenth
- Jun 21 Summer Solstice

** Date/time subject to change.*



INSIDE STORIES

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FLEHA Board of Directors

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Vice President
Treasurer
Secretary
Member-at-Large

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Brian Mulrooney
Chris Vadnais
Sharon Russo

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Administrator/Newsletter Editor

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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 19, 6:30pm
10015 Willey Court, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Brian Mulrooney, Sharon Russo, Marcie Shelton, Sharon Russo, Chris Vadnais
- **Unit 2:** Susan Moss and Bill Freeman
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS:

A resident raised a child health concern (via email) about the use of toxic herbicides at the park, and inquired about safer alternatives. The Board agreed and Admin will investigate.

REVIEW OF APPROVED FEBRUARY 2024 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$232,600, including \$122,191 in the Reserve Account, which puts FLEHA's reserves in a good financial position at approximately 90% funded, per the most recent Reserve Study. The balance is approximately \$22,000 more than the same time last year. Expenses incurred since the February 2024 budget report were approximately \$4,000, leaving accounts in good standing. Outgoing Treasurer Shelton met with FLEHA's new CPA and provided all requested documents. The CPA mentioned the potential need to perform a few additional reports, over and above what FLEHA had done in past years. Shelton also noted that the monthly charges at Chase have been resolved.

COMMITTEE REPORTS:

Architectural Review: A Unit 2 resident needed another round of signatures from the Board on building plans, due to an error in the blueprints that were approved during the previous monthly meeting.

High-Speed Internet: No updates.

Park: Secretary Vadnais is acquiring a new crank handle for the sports court net, with an assist from Unit 2 resident Skip Brown. He mentioned that Park Chairman Walt Worthge had rewired the solar lights that are strung in the trees because they had fallen down; he suggested that adding springs between the bulb connections would provide more give on the wire and prevent it from pulling apart again.

OLD BUSINESS

Social Events: Egg Hunt – Shelton shared that the event was successful and enjoyable. Shout-outs to Olivia Roepke, Jaime Crawford, and Walt Worthge, who assisted with hiding eggs and running the games. Special thanks to Walt, who reached into his own pockets and hid money in a few of the eggs! Shelton is hoping that the same (plus more!) volunteers will help with this event next year. Next time she'd also like to more evenly distribute, on the lawn, the eggs with candy or toys. May 17 Car Show/Chili Cookoff – The event time was slightly amended to 5-8pm, with chili eating and judging from 5:30-6:30pm and the Car Show from 5-8pm. Deadline for Car Show registration is May 10 (one week before the event). Attendees should BYO(B). Event promotion will commence shortly. Secretary Vadnais will manage the Car Show and needs one volunteer to assist with parking vehicles. Volunteers are also needed to help with the Cookoff setup, cleanup, and vote counting. Board member Mulrooney and Unit 2 resident Bill Freeman offered to help with the event. Admin will confirm if VP Howe can again provide cups, spoons, napkins, wet wipes, paper towels, table cloths, signs for contestants, and medals for the top three chilis. Member-at-Large Russo will again provide the vote tickets and the take-out boxes (to hold the vote tickets). September 21 Concert in the Park/Taco Catering – Unit 1 resident Colleen Langs is heading up the band search and plans to present three options to the Board by the end of March. Bill Freeman may also have a few band suggestions.

Recruitment for Social Committee: Shelton suggested that the Board set up a recruitment/Q&A corner during the Car Show/Chili Cookoff. A notice will be included in the event promotion and the newsletter.

Letter to Corner Homeowners re: Vegetation Obstructing Visibility: To be discussed in Executive Session.

Potential Rule re: Property Upkeep in FLE Unit 2: To be discussed in Executive Session.

Speeding on Oak Leaf near Park: No updates. Walt Worthge is heading up this effort.

Luminaries: Many options were discussed for how to handle the neighborhood purchase and distribution of luminary supplies this year. It was agreed that the process used in 2023 was a substantial improvement over

— *MINUTES (cont'd)* —

**Folsom Lake Estates Homeowners Association Board Meeting
March 19, 6:30pm
10015 Willey Court, Granite Bay**

previous years, logistically and financially, and that additional efficiencies would be welcome, especially if the neighborly character of the event can be preserved. The Board's preference is for a FLE resident to take over the event; promotion for the position will begin shortly. If no one steps up, the Board may consider setting up an online store for residents to purchase and receive their luminary supplies directly, rather than through a network of neighborhood volunteers.

Proposed High-Density Residential Rezoning on the Corner of Fuller Drive and Auburn Folsom Blvd: A neighbor requested that the Board write a letter, on behalf of the neighborhood, that opposed the rezoning. VP Howe explained that such an option was not appropriate (the Board does not know the majority opinion in the neighborhood, because only a handful of residents have made their opinions known to the Board), but suggested that the resident form, and send a letter on behalf of, a neighborhood committee. To Howe's knowledge, the neighbor did submit such a letter.

NEW BUSINESS

Board Member Role Assignments for New Term: Brian Mulrooney is the new Board Treasurer and Marcie Shelton is the new Board President. All other positions remain unchanged. Shelton and Mulrooney will provide these Board member role updates (including the removal of Jennifer Makol's name) and signatures to Chase Bank and the State of CA. As Treasurer, Mulrooney will not have check-signing privileges.

Future Board Meeting Dates: The next meeting is on April 16 at 6:30pm at Mulrooney's home (6138 Shadowbrook).

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

The Board held an Executive Session immediately after the general meeting.

— **MINUTES** —

Folsom Lake Estates Homeowners Association Board Meeting
April 16, 6:30pm
6138 Shadowbrook Dr., Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED MARCH 2024 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$229,000, including \$122,191 in the Reserve Account, which puts FLEHA's reserves in a good financial position at 89.5% funded, per the most recent Reserve Study. The balance is approximately \$7,700 more than the same time last year. Expenses incurred since the previous month's budget report were approximately \$4,000, leaving accounts in good standing. Brian Mulrooney has officially taken over the duties as HOA Treasurer. FLEHA received a tax extension and Mulrooney will coordinate the task with the new CPA, who has requested two years' worth of Reserve bank account files. Mulrooney is heading up the updates of new Board member names and signatures at Chase bank. He will also research interest-bearing account opportunities at Chase and other financial institutions, and will provide a few options for Board consideration.

COMMITTEE REPORTS:

Architectural Review: N/A

High-Speed Internet: No updates. This item will be removed from the agenda until activity resumes.

Park: San Juan Water turned the meters back on at the park and entrances yesterday. Folsom Landscape will check the irrigation system for leaks on Monday and the following week. Secretary Vadnais received the tennis court net crank handle and will install it.

OLD BUSINESS

Social Events: Car Show / Chili Cookoff: VP Howe will provide cups, spoons, napkins, wet wipes, paper towels, tablecloths, signs for contestants, and winner's medal. Concert in the Park: Several Board members reviewed the band recommendations, and a favorite is emerging (the remaining two Board members will weigh in within one week). Admin will attempt to obtain more recent video/audio of the frontrunner, confirm the band's members, and inquire about attending a live performance, before hiring them.

Letter to Corner Homeowners re: Vegetation Obstructing Visibility: *For Executive Session*

Potential Rule re: Property Upkeep in FLE Unit 2: *For Exec session*

Speeding on Oak Leaf near Park: No updates. Moving this item to the Park Committee report next month.

Luminaries: Two residents have offered to run the event, pending discussion of the tasks. A resident emailed the suggestion of including luminary orders with the annual dues process; the Board will consider it in the fall.

NEW BUSINESS

Future Board Meeting Dates: The next meeting is on May 21 at 6:30pm. The Board confirmed August 22 at 6:30pm for the final summer meeting. Meetings for May, June, and August will be held at the FLE park (there is no July meeting).

Directories: Admin hopes to receive the printed supply in the next week or two. She and the Board will deliver the directories to HOA members' front doors.

Fire safety letters: Admin will mail the annual reminders to the three vacant lot owners on May 1.

The meeting was adjourned at 7:30pm, 5/0/0.

The Board held an Executive Session immediately after the general meeting.

FLEHA Alerts!

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



- ◆ ***Car Show / Chili Cookoff — Fri, 5/17, 5-8pm (see p. 8)***
- ◆ ***National Night Out / Food Trucks — Tue, 8/6, 5-7pm***
- ◆ ***Concert in the Park / Taco Catering — Sat, 9/21, 5-8pm***
- ◆ ***Santa Cruise — Tue, 12/24, 12-1:30pm***



Stay tuned for event details.

Event volunteers needed!

FLEHA Alerts!



VOLUNTEER

For FLEHA's Social Committee!

FLEHA is a low-key HOA that is run *BY* and *FOR* residents. It takes many hands to plan and orchestrate neighborhood social events, and we hope you'll consider lending yours.

Questions? Ideas?

*Contact Susan at
info@fleha.org to
join the fun!*

FLEHA Alerts!



Contact Susan at
info@fleha.org
 to volunteer.

VOLUNTEER

The following events are on deck for 2024, but cannot happen without volunteers.

CAR SHOW & CHILI COOKOFF -- Fri, 5/17, 5-8pm

Chili Eating & Judging: 5:30-6:30pm; Car Show: 5-8pm

Volunteers Needed for the Following:

- Help Park the Participating Car Show Vehicles
 - Help with Cookoff Set-up
 - Help with Cookoff Clean-up
 - Tally the Cookoff Votes

NATIONAL NIGHT OUT & FOOD TRUCKS -- Tue, 8/6, 5-7pm

- General Volunteers Needed

CONCERT IN THE PARK & TACO CATERING -- Sat, 9/21, 5-8pm

- General Volunteers Needed

Shout-out to Colleen Langs for the Band Search Assist!



Friday, May 17, 5-8pm, FLE Park

CAR SHOW

- All vehicles welcome – new or old, running or rolling, 4 wheels or 2.
- To reserve a display slot for your vehicle, contact Chris Vadnais **by May 10** at 916-749-6106 or chrisvadnais@yahoo.com.

CHILI COOKOFF - bring your best chili for a chance to win!

- 5:30-6:30pm tasting/judging; entries due at park by 5pm.
- To enter the contest, contact Susan **by May 10** at info@fleha.org.

NO PETS AT EVENT!

Event volunteers needed! Contact Susan at info@fleha.org to sign up.

FLEHA *Fast Facts*

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

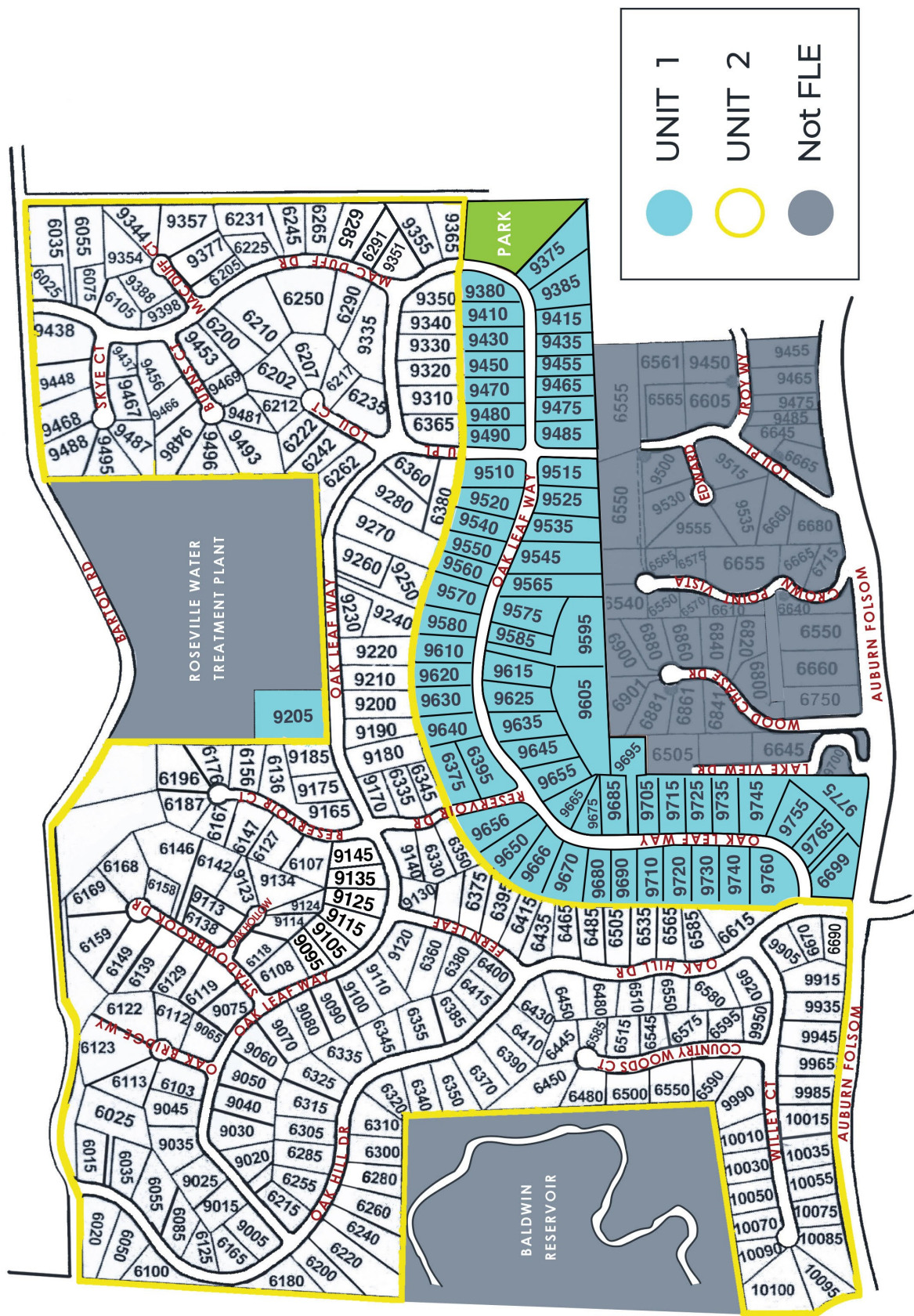
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 30 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 9 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues 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 **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 at www.fleha.org.
- **Selling Unit 2 House/Title Documents:** Available at 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) 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 for HOA review, before submitting to County. Please ensure that plans comply with CC&Rs (available on website at 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. 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
●

Egg Hunt 2024 Pictorial













Tossing out our thanks to the following volunteers who helped make this year's Egg Hunt a joyous event:

- ◇ ***Marcie Shelton: Event Organizer***
- ◇ ***Walt Worthge, Olivia Roepke, & Jamie Crawford:
Games Organizers***
- ◇ ***RJ Shelton: Photographer***



BOARD MEETING AGENDAS *

Tuesday, May 21, 2024, 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 18, 2024, 7:00pm
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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ODD JOBS

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Contact info@fleha.org



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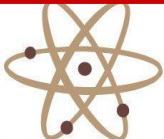
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Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

F.L.E.H.A

May-Jun 2024

Available Online
at www.fleha.org

HANDY REFERENCE GUIDE

EMERGENCIES

9-1-1

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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/

