

Folsom Lake Estates

NEWSLETTER
Sep-Oct 2024



Read on for pictorials from FLEHA's annual National Night Out + Food Trucks event and first July 4 Bike Parade!

UPCOMING EVENTS

- Sep 2 Labor Day
- Sep 9 California Admission Day
- Sep 17 Board Meeting, 6:30pm *
- Sep 22 Autumnal Equinox
- Sep 24 Nat'l Voter Registration Day
- Oct 5 World Teachers' Day
- Oct 14 Indigenous Peoples' Day
- Oct 15 Board Meeting, 6:30pm *
- Oct 31 Halloween



** Date/time subject to change.*



INSIDE STORIES

- Board Meeting Minutes Pg 2-3
- Glammed-Up FLE Entrances Pg 4
- FLEHA/erts! Pg 5-7
- Concert in the Park / Tacos Event Pg 8
- FLEHA *Fast Facts* Pg 9-10
- FLE Map Pg 11
- NNO & July 4 Event Pictorials Pg 12-15
- Board Meeting Agendas/Services Pg 16-17
- Park Reservations/Classified/Bus. Ads Pg 18-19
- Handy Reference Guide Pg 20

FLEHA Board of Directors

President	Marcie Shelton	marcie.shelton@theleaderspartner.com
Vice President	Vacant	N/A
Treasurer	Brian Mulrooney	bm7531@gmail.com
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 Nov-Dec issue must be received by Oct 22 at info@fleha.org.

— MINUTES —

Folsom Lake Estates Homeowners Association Board Meeting
August 27, 2024 6:30pm
FLE Community Park, Granite Bay

IN ATTENDANCE

- **Board Members:** Brian Mulrooney, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:** Walt and Maria Worthge

OPEN FORUM/HOMEOWNER COMMENTS: A Unit 1 member requested assistance with ongoing vegetation maintenance at the Roseville Water Company's plant, which backs to Oak Leaf Way. Admin will contact the city representative and put the neighbor in touch with him for follow-up and future inquiries.

Unit 1 member/Park Chairman Walt Worthge reiterated that he will be installing five "Caution – Children at Play" signs near the park, on pre-approved private property locations.

A neighbor inquired about the apparently stalled new construction on Lou Court. Secretary Vadnais explained that building permits allow for construction to be completed within two years.

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

TREASURER'S REPORT: The current balance stands at approximately \$202,000, including \$122,548 in the Reserve Account (\$22,199 in savings account; \$100,349 in CDs – FLEHA earned \$349 from the first 2-month CD, which recently matured), which puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The balance is approximately \$18,000 more than the same time last year. Expenses incurred since the previous month's budget report are approximately \$8,000, leaving accounts in good standing. Treasurer Mulrooney shared that the second CD matured today, and that those funds will roll into a 3-month CD, since Chase eliminated the 2-month option.

Misc.: Mulrooney will confer with Vadnais on the next annual Reserve Study update (the full study with site visit is not due in 2024, as it is only required every three years). Mulrooney requested input on how much to budget for additional attorney fees to complete the work on the property rule. President Shelton indicated that the budget process for 2025 should begin by October of this year. Mulrooney will contact the tax preparer to close out 2023 (FLEHA received a filing extension last year).

COMMITTEE REPORTS:

Architectural Review: N/A

Park: Huge thanks to Walt Worthge for installing the water spigot, which had its inaugural use (for the water slide!) during the August National Night Out event. Shelton has the tool that is required to open the locked water spigot box. Vadnais and Mulrooney will take advantage of the water connection to pressure wash the picnic tables, and they will also remove the solar lights at that time.

The subject of a potential playground revamp should be included in the next neighborhood survey. If there's strong interest from the community, the Board will attempt to form a committee in 2025 to research options and prices, and then consider adding it as a 2026 budget item.

Worthge will research replacement costs for new soccer nets, estimated at around \$200 each.

The Board approved the purchase of solar lights for the neighborhood entrances, at a total cost of around \$300. Vadnais will handle.

High-Speed Internet: No updates on the progress on our neighborhood project. Dieter (County representative) assured Vadnais that FLEHA's project is live, contrary to the inaccurate impression made by the recent online County survey.

OLD BUSINESS

Social Events: : **NNQ:** Although the water slide, ice cream, and huge police/fire services contingent (including helicopter fly-over!) were a big hit, the overall attendance was much lower than at last year's event. The Board agreed to eliminate the taco truck in 2025 (attendees did not purchase enough items this year to cover their sales minimum) but reprise the water slide and ice cream/cold refreshments. **Concert in the Park:** Taco catering (all-you-can-eat) is free to FLEHA members (max of five/household) if tickets are reserved online before the September 14 deadline. Guests, non-members, and members who do not reserve tickets in advance will be charged the full catering price of \$15/person (on-site tickets for cash only). Beverages and dessert are not included with the meal. Mulrooney will provide a pop-up tent where volunteers (Shelton, Mulrooney, and Admin) will check in attendees, issue reserved tickets/bracelets, and sell on-site tickets. Shelton will provide posters with taco bar instructions and Board member recruitment information.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association Board Meeting
August 27, 2024 6:30pm
FLE Community Park, Granite Bay

Potential Rule re: Property Upkeep in FLE Unit 2: The Board needs the full proposed rule from the attorney, which they will review and discuss at the September meeting.

Letter to Corner Homeowners re: Vegetation Obstructing Visibility: Vadnais will compose a reminder letter, which will include the legal case cited by FLEHA's attorney, to be emailed and postal mailed to the fourteen corner lot homeowners who have not yet remedied their vegetation visibility issues.

Luminaries: Admin is expecting a status update from Unit 2 member Jenn Rogers, who is managing the project this year.

Need New Board Member: An e-blast was sent to the membership on June 12, and it will be further promoted in e-blasts and in the Sep-Oct newsletter. The Board will do an outreach at the Concert in the Park / Taco Bar event, which will also be promoted by e-blast. VP Nicole Howe has agreed to stay on as a remote Board member until her position is filled.

NEW BUSINESS

Future Board Meeting Dates: The next meeting will be held on Tuesday, September 17, at 6:30pm at the park. The November meeting was set for the 19th at 6:30pm, at Vadnais' home.

Dry Trees: Some residents have expressed fire hazard concern about the dry trees seen on a few properties in the neighborhood. The Board will soon address this issue.

AirBnB Parties: A resident expressed concern about a home that is being rented through AirBnB to large groups that often hold loud/late parties. All such concerns should be reported to the County, which has an enforceable noise ordinance.

New HOA Logo: Mulrooney offered to create some updated logo designs for the Board's consideration.

Add Authorized Signer to Bank Accounts: The Board voted unanimously to add Secretary Chris Vadnais as an authorized signer on FLEHA's Chase bank accounts. Mulrooney will provide these minutes to the bank as validation of the Board's decision.

The meeting was adjourned at 8:00pm, 3/0/0.

FLE's Neighborhood Entrances... Glammed Up!

Before



After!!

Huge thanks to Board member Brian Mulrooney for spearheading this neighborhood improvement project!



FLEHA Alerts!

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



- ◆ ***Concert in the Park / Taco Bar*** — Sat, 9/21, 5-8pm, see page 8 for details, including ***RSVP for dinner!***
- ◆ ***Santa Cruise*** — Tue, 12/24, 12-1:30pm



Events held at FLE park.
Stay tuned for 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

HELP WANTED!!

NEW BOARD MEMBER TO FILL VACANT BOARD VP POSITION

Nicole Howe has relinquishing her FLEHA Board seat due to relocation, and the Board is eager to fill her position.

Board members work diligently for our community to help ensure that our Bylaws are upheld, that our association is in compliance with Davis-Stirling HOA regulations, and that community concerns are addressed, so that we continue to be proud to call our neighborhood home. They attend 10 Board meetings per year, 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. ***And they have fun!***

Please contact Susan at info@fleha.org if you'd like to join our dynamic Board.

(Note that only Unit 2 homeowners may join the Board).



Shakedown Party Band

*Playing your favorite
rock, pop, country,
alternative, R&B, and
Top 40 songs!*

*"Outstanding party band!" "Great
music and play list." "...the dance
floor was packed."*

Music In The Park + Taco Bar

FLE Park, Saturday, Sep 21, 5-8pm

All-You-Can-Eat Taco Bar from 5-6:30pm

**Join your FLE neighbors for an
evening of family fun!**

**Live music, dancing, All-You-
Can-Eat Taco Bar & balloon
twisters.**

BYO beverages, dessert, chairs, and blankets.

NO PETS AT EVENT

**RSVP REQUIRED
FOR DINNER!**

**FREE All-You-Can-Eat Taco Bar for
HOA MEMBERS if RSVP by
September 14.**

*Non-HOA members, guests, and HOA
members who don't RSVP BY 9/14 –
\$15/person.*

Click Here to RSVP Now:

[https://fleha-concertandtacos-
tickets-temp.cheddarup.com](https://fleha-concertandtacos-tickets-temp.cheddarup.com)

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

National Night Out 2024 Pictorial

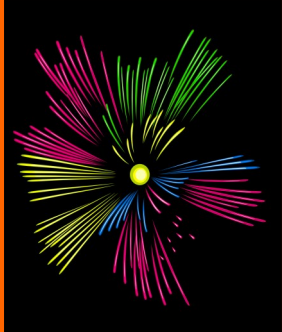
*Many thanks to
Board members for
running this event!*







July 4 Bike Parade 2024 Pictorial



*Shout-out to
Jamie Crawford
for organizing
this event!*



BOARD MEETING AGENDAS *

Tuesday, Sep 17, 2024, 6:30pm
Location TBD, Granite Bay

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

Tuesday, Oct 15, 2024, 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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info@fleha.org

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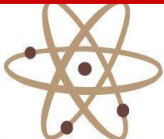
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CalDRE #01827772



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

Sep-Oct 2024



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/

