



# Folsom Lake Estates



**NEWSLETTER**  
*Nov-Dec 2024*



*Read on for pictorial  
from FLEHA's annual  
Concert in the Park and  
Taco Bar event and  
more!*

## UPCOMING EVENTS

- Nov 5 Election Day
- Nov 11 Veterans Day
- Nov 15 America Recycles Day
- Nov 19 Board Meeting, 6:30pm \*
- Nov 28 Thanksgiving
- NO BOARD MEETING IN DECEMBER*
- Dec 10 Human Rights Day
- Dec 24 Light Luminaries at Sunset!
- Dec 25 Xmas Day + 1st Night Chanukah
- Dec 26 Kwanzaa



*\* Date/time subject to change.*

## INSIDE STORIES

- FLEHA Board Election 2025 Pg 2-3
- Board Meeting Minutes Pg 4-7
- Luminaries Pg 8
- FLEHA Alerts! Pg 9-12
- FLEHA *Fast Facts* Pg 13-14
- FLE Map Pg 15
- Concert in the Park/Taco Bar Pictorial Pg 16-20
- Board Meeting Agendas/Services Pg 21-22
- Park Reservations/Classified/Bus. Ads Pg 23-24
- Handy Reference Guide Pg 25



## FLEHA Board of Directors

<b>President</b>	Marcie Shelton	marcie.shelton@theleaderspartner.com
<b>Vice President</b>	Linda Bollinger	TBA
<b>Treasurer</b>	Brian Mulrooney	bm7531@gmail.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 Jan-Feb issue must be received by Dec 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

## FLEHA Board of Directors General Election 2025

### Our Board of Directors

Folsom Lake Estates is a highly desirable neighborhood, admired for our architectural variety, large lots, lovely mature trees, relaxed ambiance, and proximity to Folsom Lake. Our homeowners association, "FLEHA," is run *BY* and *FOR* residents, and led by a Board of Directors. The Board currently consists of five elected member residents, each serving a two-year term. (Please see the front page of this newsletter for a listing of our current Board members.) Two Board positions are up for re-election in January 2025, and the Board would welcome new members.

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 (see page 4 for more details).

### Running for the Board

Homeowners who are Unit 2 FLEHA members (i.e., those who are REQUIRED to pay \$300 annual HOA dues) are entitled to vote and run for the Board during the 2024 Board election. If you'd like to throw your hat into the ring, please complete the attached "**Notice of Desire to be a Candidate**" form (next page) and return it to FLEHA **by December 12.**

### Uncontested Election of Directors

Please note that per Section 7.06 of our Revised Bylaws, (available at [www.fleha.org](http://www.fleha.org), under "Legal Docs" tab): "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." In other words, if only two qualified FLEHA members run for the two available Board seats in 2025, then we will not need to hold a Board election. If we receive more than two nominations for the two seats, then election materials will mail to Unit 2 members after January 1, and the results will be announced in March 2025 at our annual General Board Meeting.



P.O. Box 2041, Granite Bay, CA 95746

November 1, 2024

**FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION**

**NOTICE OF DESIRE TO BE A CANDIDATE FOR BOARD OF DIRECTORS -- 2025**

I desire to be a candidate for election to the Folsom Lake Estates Homeowners Association's Board of Directors in the upcoming election. I am the owner of a lot within the Folsom Lake Estates Unit No. 2 subdivision identified below. By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

I may, but am not required to, submit a *Director Election Statement* to the Association.

The content of my *Director Election Statement* must be reasonably related to the election and must not exceed one side of a single 8-1/2 x 11-inch page.

Black-and-white copies of all *Director Election Statements* that are timely received will be included with the ballot package, which will be mailed to Association Members.

By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association.

\_\_\_\_\_  
[Print Name]

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Date]

\_\_\_\_\_  
[Folsom Lake Estates Unit No. 2 Lot # or Property Address]

To be considered a candidate for the 2025 FLEHA Board of Directors election, this completed form and any *Director Election Statement* must be **postmarked by December 12, 2024**, and addressed to:

FLEHA  
P.O. Box 2041  
Granite Bay, CA 95746

— MINUTES —

**Folsom Lake Estates Homeowners Association Board Meeting  
September 17, 2024 6:30pm  
FLE Community Park, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Brian Mulrooney, Marcie Shelton, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss, Obie Scott, and Linda Bollinger
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A Unit 2 member inquired about progress on the potential rule regarding property upkeep. The Board shared that it is under legal review, will be discussed during Executive Session, and should be finalized shortly.

**REVIEW OF APPROVED AUGUST 2024 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$194,000, including \$122,897 in the Reserve Account, which puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The balance is approximately \$6,500 more than the same time last year. Expenses incurred since the previous month's budget report are approximately \$10,000, leaving accounts in good standing. Investment return on the two CDs is \$698 YTD.

Misc.: Treasurer Mulrooney provided a draft of the 2025 annual budget for Board review, with comments due at the October Board meeting. Initial feedback included the suggestion to comparison shop for the best insurance rates and to potentially increase the allotted funding for legal fees, given the evolving legal landscape around ADUs and other issues concerning HOAs. Solar lights for the neighborhood entrances were purchased and will soon be installed. The Board approved payment to Secretary Vadnais and Mulrooney for the recent work they completed at the FLE park -- removing the solar lights and pressure washing the picnic tables and playground equipment. Mulrooney will follow up to ensure that all invoices to the HOA's previous CPA are resolved.

**COMMITTEE REPORTS:**

**Architectural Review:** N/A

**Park:** The newly-cleaned picnic tables (thanks again to Vadnais and Mulrooney!) look fabulous! One bench is broken, was temporarily repaired, and may need to be replaced.

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

**OLD BUSINESS**

**Social Events:** Concert in the Park: The current ticket tally is 175 free and 13 paid from 51 households. The band, caterer, and balloon twister are confirmed. Mulrooney will provide a pop-up tent where volunteers 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. Mulrooney will bring extra trash bags.

**Potential Rule re: Property Upkeep in FLE Unit 2:** *For Executive Session*

**Corner Homeowners with Vegetation Obstructing Visibility:** Vadnais composed a reminder letter, which includes the legal case cited by FLEHA's attorney re: potential liability of the HOA and homeowners whose corner property visibility issues contribute to accidents. The letter will be emailed to the fourteen homeowners who have not yet remedied the landscaping that obstructs visibility of stop signs and sightlines on their corner lots, despite a courtesy notice sent by the Board several months ago. The Board will review the draft and submit comments in the next few days, so that the letters can be distributed the following week.

**New Board Member:** Unit 2 member Linda Bollinger introduced herself as a candidate to assume the vacant VP Board position. The Board will vote on her candidacy during Executive Session.

**Luminaries:** To date 75+ homeowners have ordered their luminaries online, with more than two weeks left until the order deadline. Former Board President Jennifer Makol has offered to mount the large luminary order reminder signs at the entrances.

**Potential New HOA Logo:** N/A

**Additional Authorized Signer to Bank Accounts:** Vadnais and Mulrooney will handle Vadnais' addition.

*— MINUTES (cont'd) —*  
**Folsom Lake Estates Homeowners Association Board Meeting**  
**September 17, 2024 6:30pm**  
**FLE Community Park, Granite Bay**

**NEW BUSINESS**

**Future Board Meeting Dates:** The next meeting will be held on Tuesday, October 15, at 6:30pm at Shelton's home.

**Annual Notices:** These annually updated documents, including the annual budget, must be posted on the website and announced by e-blast and park bulletin board before the end of December.

*The meeting was adjourned at 7:32pm, 4/0/0.*

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



— MINUTES —

**Folsom Lake Estates Homeowners Association Board Meeting  
October 15, 2024, 6:30pm  
10015 Willey Court**

**IN ATTENDANCE**

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

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident queried if PG&E will be repairing the speed bumps that were cut on Oak Leaf Way near the park during recent construction at a Unit 1 property. President Shelton will investigate with the Unit 1 homeowner.

**REVIEW OF APPROVED SEPTEMBER 2024 GENERAL MEETING MINUTES:** No changes.

**TREASURER'S REPORT:** The current balance stands at approximately \$191,000, including \$122,897 in the Reserve Account, which puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The balance is approximately \$14,500 more than the same time last year. Expenses incurred since the previous month's budget report are approximately \$10,000, leaving accounts in good standing.

The Board provided feedback on Treasurer Mulrooney's proposed 2025 annual budget. All agreed that since HOA dues will not be increased for next year, individual line-item funds might need to be reallocated in order to stay within the total annual \$84,000 budget. To that end, there was general consensus that the legal and insurance funds should be increased, social events should be decreased, and the funds for capital improvements and seasonal landscape might need to adjust, compared with 2024 allotments. Mulrooney will synthesize the Board's input and provide a revised budget for approval. There was also general agreement to include a question in the next HOA member survey to assess how members would like the budget to be allocated in the future.

**COMMITTEE REPORTS:**

**Architectural Review:** Since the previous Board meeting two HOA members submitted architectural plans that were approved: one for a pool addition and the other for a new construction home. During this meeting the Board unanimously approved the submitted revised plans for an ADU. The Board will review a property to determine if the homeowners have complied with the concrete driveway requirement included in their original approved plans.

**Park:** Committee chairman Walt Worthge replaced the soccer nets.

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

**OLD BUSINESS**

**Social Events:** Concert in the Park, 9/21/24: Feedback from attendees about the food, band, and balloon twister was almost exclusively positive. Suggestions were made by the Board/Admin to change the event time next year to 5-7:30pm (instead of 5-8pm) and implement cost-saving measures such as either charging \$5-10/meal ticket or eliminating the catering and instead bringing in food trucks (attendees would purchase their own food; the food trucks would be eliminated from the National Night Out event if this option is selected). Santa Cruise: Secretary Vadnais will inquire if the South Placer Fire Department would be willing to hold a private FLE Xmas Eve event this year, "like the "olden days", if the neighborhood provides the Santa and candy canes. Admin will touch base with our resident Santa, Ron Fay, about typical Santa Cruise logistics. 2025 Events: At the November Board meeting a 2025 social events calendar will be considered, including the possible addition of a movie night in the park.

**Potential Rule re: Property Upkeep in FLE Unit 2:** *For Executive Session*

**Corner Homeowners with Vegetation Obstructing Visibility:** *For Executive Session*

**Luminaries:** The ordering phase went smoothly, the bulk supplies of candles and bags have been ordered, and FLEHA will see a profit, after all expenses are in. A sorting party will be arranged to deliver the appropriate supplies to each captain by Jenn Rogers, who has managed the volunteers this year. A suggestion was made during the meeting to query members in the next survey to assess if they prefer to keep the current ordering/delivery process or if they'd rather purchase their own sets of luminaries straight from an online provider (e.g., Amazon).

**Potential New HOA Logo:** Discussion postponed until November Board meeting.

**Additional Authorized Signers to Bank Accounts:** A motion was unanimously approved to add new VP Bollinger to FLEHA's bank account as an authorized signer, in addition to Secretary Vadnais. Mulrooney will coordinate a visit to the bank with both Board members to complete those transactions.

*— MINUTES (cont'd) —*  
**Folsom Lake Estates Homeowners Association Board Meeting**  
**October 15, 2024, 6:30pm**  
**10015 Willey Court**

**NEW BUSINESS**

**Future Board Meeting Dates:** The next meeting will be held on Tuesday, November 19, at 6:30pm at Vadnais' home (to be confirmed by Vadnais). There is no December meeting. The January 2025 meeting date was set for the 21st at 6:30pm at Shelton's house.

**Annual HOA Dues:** The Board affirmed that HOA dues will not increase in 2025. Admin will confirm with Member-at-Large Russo that she will again be the "Help Line" for HOA members who need assistance with online HOA dues payments.

**New Board Member:** Bollinger will provide contact information for FLEHA communication.

**Rock for Border at Barton/MacDuff Entrance:** Mulrooney made a motion for the HOA to spend \$250 to add a rock border between the new bark and the adjacent section of weeds at the Barton/MacDuff entrance. The motion was unanimously approved, contingent upon the neighbor consenting to the landscaping (since the rock would technically be located on their property).

***The meeting was adjourned at 7:44pm, 4/0/0.***

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

# LUMINARIES

## *FLE's Signature Neighborhood Tradition*

### The Luminary Lowdown

FLE's best-known neighborhood event is the December 24 luminary lighting, a tradition that began in 1972, and which draws visitors from all over the region to see our breathtaking display of candles and decorated homes. Our volunteer squad of luminary captains and key workers organize the purchasing and distribution of supplies for the entire neighborhood.



#### Luminary Logistics

- ◆ This year the online ordering deadline for luminary supplies was October 9.
- ◆ Your luminary key worker should contact you in November to deliver your order.
- ◆ We recommend that luminaries be assembled by mid-afternoon on December 24, so that they're ready to light at sundown. That involves:
  - ◆ Picking up a supply of sand from the FLE park on/after December 23;
  - ◆ Folding down the tops of the bags to form a "cuff" so that they don't collapse and burn;
  - ◆ Inserting a layer of sand and one candle in the bottom of each bag;
  - ◆ Arranging the bags/luminaries around the perimeter/driveway of your home;
  - ◆ Lighting the candles at dusk.

***Then tour the neighborhood to enjoy the sparkly sights!***

### ***Need some holiday cash?***

Workers earn \$40 to set up and take down one set of luminaries (72 candles & bags)

Please send your name/phone/email to [info@fleha.org](mailto:info@fleha.org) **BY NOV. 20** if you'd like to become a luminary worker.

The list of available workers will be distributed to the neighborhood by e-blast by early December.



## **FLEHA Alerts!**

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

- ◆ ***Santa Cruise*** — Tue, 12/24, 12-1:30pm (details TBA)
- ◆ ***Light those Luminaries*** — Tue, 12/24, by sundown



## **FLEHA Alerts!**

***Please welcome the newest member of the FLEHA Board, who graciously stepped in to fill the VP seat vacated by Nicole Howe.***



## HELLO, MY NAME IS LINDA

**I LOVE MY HOME AND NEIGHBORHOOD  
AND I AM EXCITED TO VOLUNTEER WITH THE FLEHA BOARD AS  
YOUR NEW VP.**

### → ABOUT ME

- I am a Bay Area native. I attended Santa Clara University where I played club volleyball, served as RA in one of the dorms, and president of my sorority. Then I spent two years post-college in the midwest living/working out of Indianapolis, IN and Cleveland, OH and traveling full-time as a consultant.
- **Grad School** = I returned to SCU for law school
- **Professional Career** = Spent 10 years in litigation, then moved in-house for the last few years
- **Family**
  - **Husband Brian** = born and raised in Maui, HI; grew up spending summers in Placerville, CA and surrounding Lake Tahoe area with his grandparents
  - **Daughters** = Lilienne (3 years old) and Cameryn (4 months old)

### → FLEHA... MORE THAN AN ADDRESS:

- Since moving to our neighborhood, we have enjoyed being part of the community and attending the HOA events. I feel so lucky to have landed in such a wonderful neighborhood and am thrilled to contribute to its continued growth and sense of community!

***The Board will need two new members in 2025. Interested in running? Please see pages 2-3 for details on the election and how to throw your hat in the ring.***

## ***FLEHA Alerts!***

### ***Sign up for Placer Alert***

Receive important community notifications

To receive alerts about local emergency events and important public safety information, please sign up for the Placer Alert System. Per their website: “This system enables us to provide you with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods.”

**To register for Placer Alert, please visit:**

**<https://www.placer.ca.gov/2426/Placer-Alert>**

**and then select [Placer Alert system](#)**

## **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 *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.”

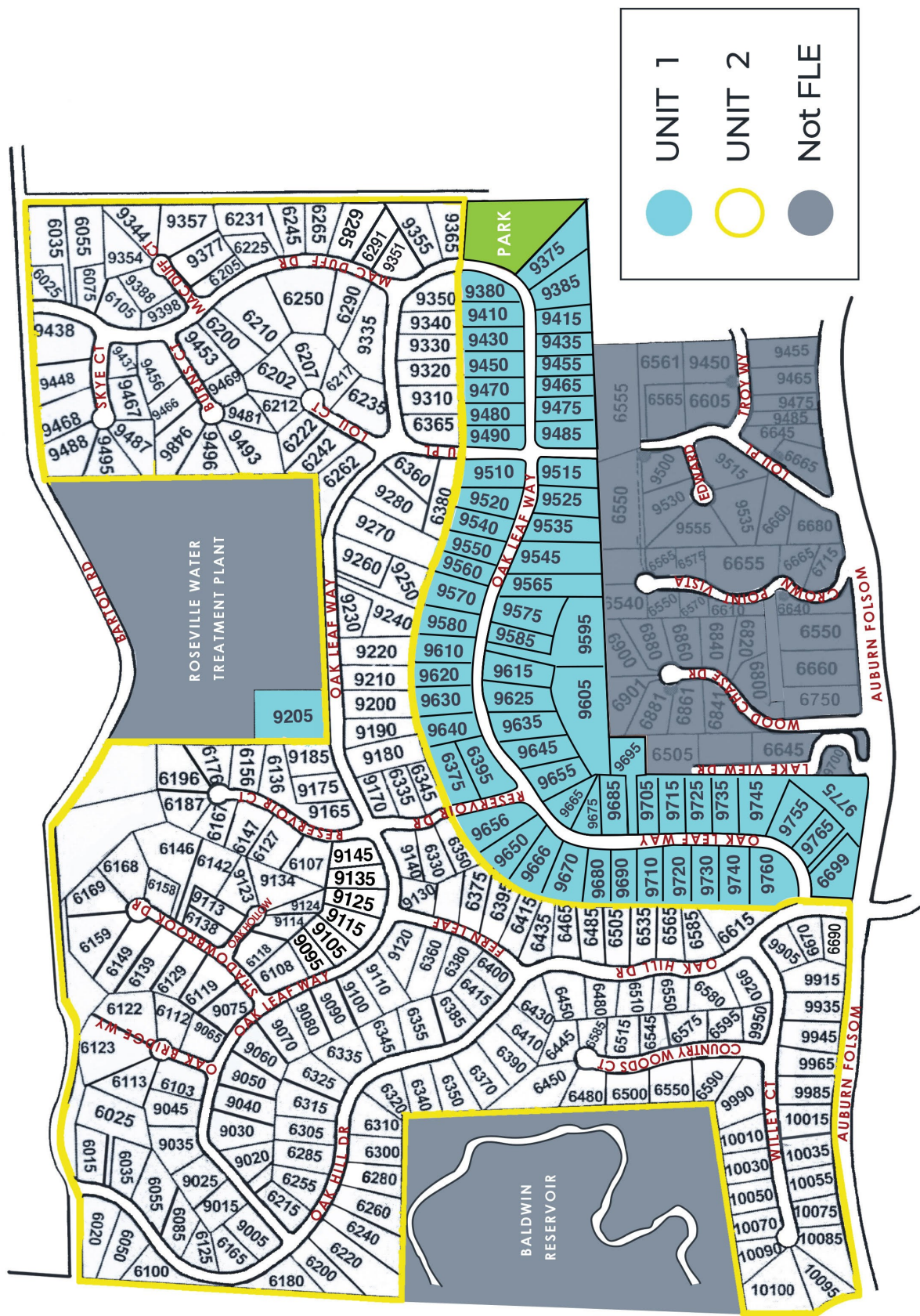
## **FLEHA *Fast Facts* (cont'd)**

**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 1972. Volunteers organize the purchasing and distribution of candles, bags, and sand. Orders are due in Sep-Oct, delivered in November, and lit at sundown on December 24.



# FOLSOM LAKE ESTATES



●	UNIT 1
○	UNIT 2
●	Not FLE



# Concert in the Park + Taco Bar Pictorial

*Many thanks to Colleen Langs (band selection chairperson) and the Board members who assisted Susan Moss with planning and running this event.*





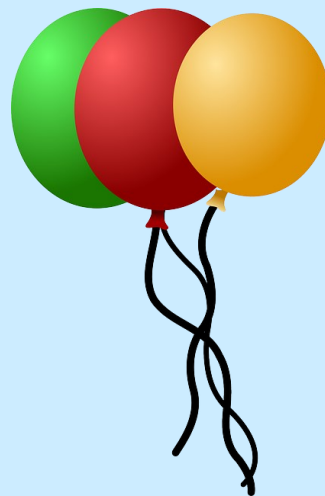












***Cheers 'til  
next year!***





**BOARD MEETING AGENDAS \***

**Tuesday, Nov 19, 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

**NO MEETING  
IN DECEMBER**

***HAPPY HOLIDAYS!***

*\* Agendas and meeting dates/times subject to change.*

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## Park Reservations

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Proof of insurance is required for league practice.



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Homeowners Association  
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Granite Bay, CA. 95746

**F.E.H.A**

**Nov-Dec 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/)

