



# Folsom Lake Estates



**NEWSLETTER**

**Jan-Feb 2025**

**Happy New Year**

### **HOA Annual Dues**

**\* Due by Feb. 1 \***

**See inside for payment details and other FLEHA alerts.**

### **UPCOMING EVENTS**

- Jan 1 New Year's Day
- Jan 20 Martin Luther King, Jr., Day
- Jan 21 Board Meeting, 6:00pm \*
- Jan 29 Lunar New Year
- Feb 4 Rosa Parks Day
- Feb 8 Nat'l Kite-Flying Day
- Feb 14 Valentine's Day
- Feb 17 Presidents' Day
- Feb 11 Board Meeting, 6:00pm \*
- Feb 29 First Day of Ramadan



*\* Date/time subject to change.*

### **INSIDE STORIES**

- Board Meeting Minutes Pg 2
- FLEHA Alerts! Pg 3-8
- FLEHA *Fast Facts* Pg 9-10
- FLE Map Pg 11
- Board Meeting Agendas/Services Pg 12-13
- Park Reservations/Classified/Bus. Ads Pg 14-15
- Handy Reference Guide Pg 16

### **FLEHA Board of Directors**

<b>President</b>	Marcie Shelton	marcie.shelton@theladerspartner.com
<b>Vice President</b>	Linda Bollinger	linda.n.bollinger@gmail.com
<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

*"I Have a Dream"*

**NEWSLETTER SUBMISSIONS:** Published 6x/year. Submissions and revisions for Mar-Apr issue must be received by Feb 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  
November 19, 2024 6:00pm  
10010 Willey Court, Granite Bay**

**IN ATTENDANCE**

- **Board Members:** Linda Bollinger, Brian Mulrooney, Marcie Shelton, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss, Jodi Allen, Robert Allen, and Sally Pham
- **Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident asked for clarification of FLEHA's architectural review rules as they apply to ADUs/secondary dwellings. The Board explained that all of the architectural review rules in the CC&Rs pertain equally to primary and secondary dwellings, and emphasized that the HOA's setback rules (35' from the front property line, 15' from the side, and 25' from the back) supersede those being promoted by the state for ADUs.

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

**TREASURER'S REPORT:** The current total balance of all accounts stands at approximately \$181,000, including \$123,428 in the Reserve Account. This puts FLEHA's reserves in a good financial position at approximately 85% funded, per the most recent Reserve Study. The total balance is approximately 6% higher than the same period last year. The operating account stands at approximately \$58,000, putting FLEHA's ability to meet operating expenses in good standing. The Board agreed to continue re-investing the Reserve account funds in 3-month CDs, which are currently paying 3.5%. Luminaries: After final sand and sorting party expenses, the expected profit will be around \$1,000.

**COMMITTEE REPORTS:**

**Architectural Review:** Admin will investigate a new pool construction project where the homeowners were supposed to provide revised blueprints showing that their pool equipment had been moved out of the setbacks.

**Park:** The water was shut off with PG&E.

**High-Speed Internet:** This item will be moved off the agenda until an update is received from the county.

**OLD BUSINESS**

**Social Events:** Santa Cruise – Secretary Vadnais reported that the fire department has not yet committed to providing a fire engine transport for FLE's Santa (Ron Fay) on December 24, so he offered to again be the chauffeur for the event. Admin will coordinate logistics with Vadnais and Fay for the three Santa Stops, and also provide the candy cane supply. VP Bollinger will coordinate refreshments and supplies (hot cocoa, coffee, cookies, table set-up, and Santa throne) for the third and final Santa Stop at FLE park. Residents will be invited to accompany the Santa Cruise throughout the neighborhood in their own holiday-themed decorated golf carts, cars, and bikes. If there's a good turnout, the 2025 version might be converted into a competition. Proposed dates (from Bollinger) for 2025 events -- Egg Hunt: April 5; NNO: August 5; Concert in the Park: October 4, 5-7pm. President Shelton received an event suggestion for Board consideration from a resident for a progressive dinner crawl with different courses on different driveways and attendees providing food.

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

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

**Luminaries:** Jenn Rogers expects to distribute luminary supplies (at the sorting party) to the captains by Sunday, November 24. No exact date of distribution to residents' doorsteps was provided.

**Potential New HOA Logo:** Discussion postponed until next year.

**Additional Authorized Signer to Bank Accounts:** A work in progress.

**Rock for Border at Barton/MacDuff Entrance:** Completed.

**NEW BUSINESS**

**Future Board Meeting Dates:** The next meeting will be held on Tuesday, January 21, at 6:00pm at Shelton's home. The subsequent meeting date was set for February 11 at 6:00pm, tentatively at Bollinger's home.

***The meeting was adjourned at 6:45pm, 5/0/0.***

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

## ***FLEHA Alerts!***

### **FLEHA Annual Dues — Due Feb. 1**

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

(see map in newsletter 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! 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 2025.

***\*\* No online service fee if paid by e-check by 2/1/25. Fees do apply if paid by credit card and/or after 2/1/25. \*\****

## **FLEHA Alerts!**

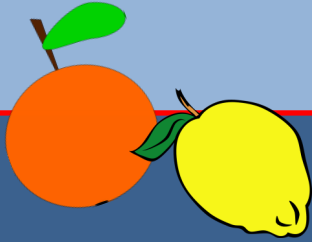
### **FLEHA's 2025 Annual Policy Statement**

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.

### **FLEHA Board Meeting Dates**

The Board of Directors holds ten monthly meetings, which are open to FLEHA members. In 2025, 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 bulletin on the back of the FLE park sign.

## **FLEHA Alerts!**



### **Donations Needed at Local Food Bank**

#### ***Please Share Your Citrus Bounty***

The holidays may be over, but generosity is needed year-round. A great way to keep the spirit of giving alive at this time of year is by sharing the surplus citrus from your own backyard.

In many cases the fruit ends up rotting on the ground, attracting pests, and going to waste. Instead, why not put it to good use by donating it to those in need?

#### ***The Twin Lakes Food Bank accepts donations!***

[Twin Lakes Food Bank – Community Food Bank serving Folsom, Granite Bay and El Dorado Hills](#)

**Ready to donate, but can't harvest or deliver the fruit on your own? Interested in volunteering to harvest and/or deliver the fruit?**


Please reach out to HOA President Marcie Shelton (marcie.shelton@theleaderspartner.com) for assistance.



# **FLEHA Alerts!**

## ***Save the Dates! 2025 FLEHA Social Events***

◆ ***Egg Hunt: Sat, April 5*** 

◆ ***National Night Out: Tue, August 5*** 

◆ ***Concert in the Park: Sat, October 4*** 

◆ ***Santa Cruise + Luminary Lighting: Wed, December 24*** 

## ***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)

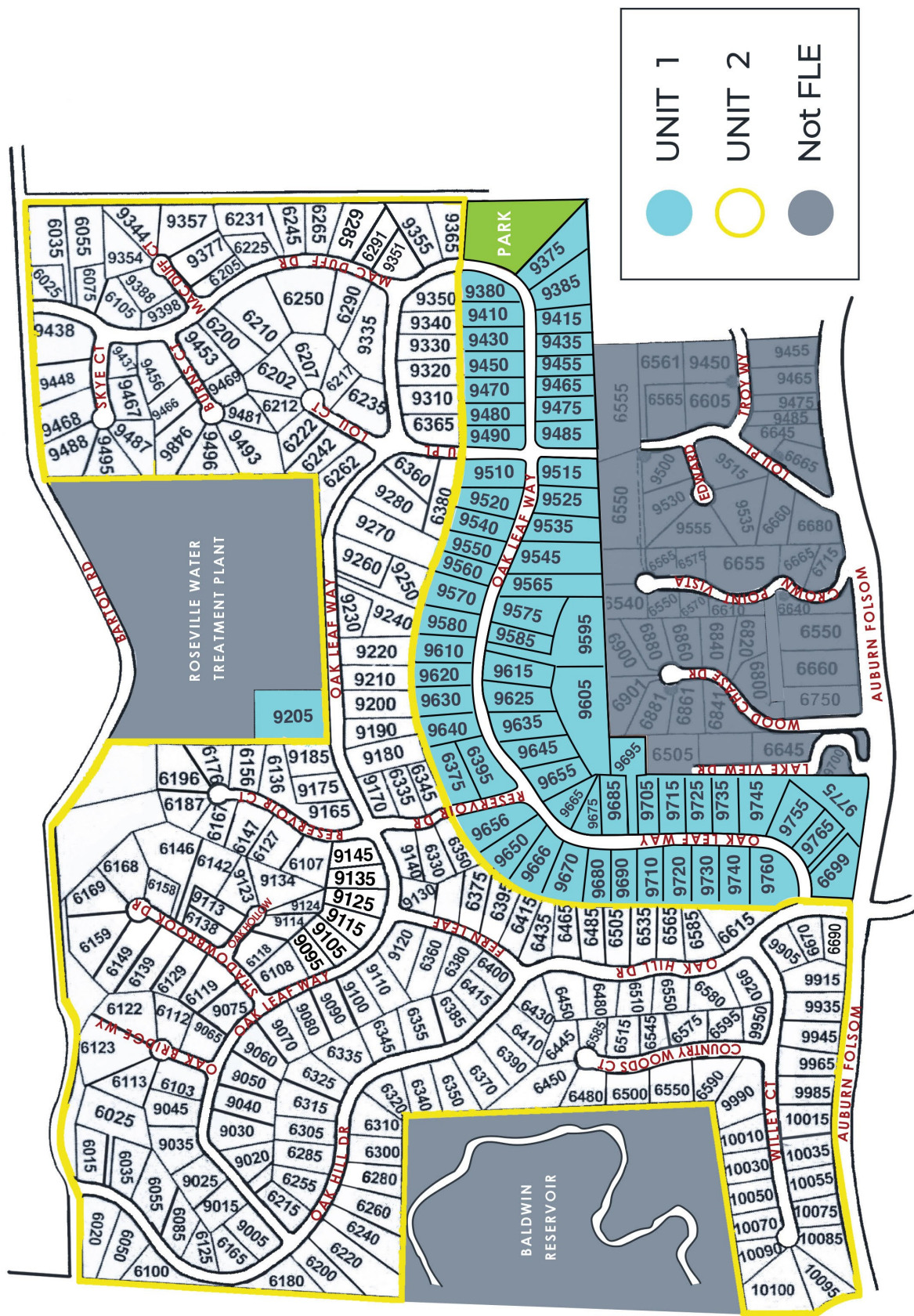
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently about half of the 67 Unit 1 homeowners are HOA members). See neighborhood map in newsletter for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$350, as of 2025. 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 typically 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 Placer 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 typically due in Sep-Oct and delivered in November, and then lit at sundown on December 24.

# FOLSOM LAKE ESTATES



UNIT 1  
UNIT 2  
Not FLE



**BOARD MEETING AGENDAS \***

**Tuesday, Jan 21, 2025, 6:00pm**  
**Location TBD, Granite Bay**

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

**Tuesday, Feb 11, 2025, 6:00pm**  
**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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## Park Reservations

Send park reservation requests to:  
[info@fleha.org](mailto:info@fleha.org)

Proof of insurance is required for league practice.



Commercial Bounce House available for your party or event.  
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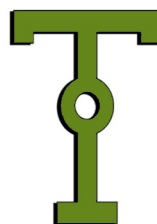
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CalDRE #01827772



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

**Jan-Feb 2025**

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



**HANDY REFERENCE GUIDE**

EMERGENCIES	9-1-1	
<b>Placer County Sheriff</b>	<a href="http://www.placer.ca.gov/Sheriff">www.placer.ca.gov/Sheriff</a>	
<b>Main Office</b>	(530) 889-7800	
<b>Non-emergency Dispatch</b>	(530) 886-5375	
<b>CHP (Non-Emergency)</b>	1-800-TELL-CHP (1-800-835-5247)	
<b>Placer County Agencies</b>	(530) 889-4000 <a href="http://www.placer.ca.gov">www.placer.ca.gov</a>	
<b>Vacation Checks (Volunteers)</b>	(530) 886-5375	
<b>Placer County Road Maintenance</b>	(530) 745-7565	
<b>Nextdoor</b>	<a href="https://nextdoor.com/neighborhood/folsomlakeestates--granite-bay--ca/">https://nextdoor.com/neighborhood/folsomlakeestates--granite-bay--ca/</a>	
<b>Crime Mapping</b>	<a href="http://www.crimemapping.com/map/ca/placercounty">www.crimemapping.com/map/ca/placercounty</a>	
<b>Megan's Law</b>	<a href="http://www.meganslaw.ca.gov">www.meganslaw.ca.gov</a>	
<b>Neighborhood Watch</b>	<a href="http://www.ncpc.org/">www.ncpc.org/</a>	