



# Folsom Lake Estates



## NEWSLETTER May-June 2025



*See Egg Hunt pictorial, meet  
your Board of Directors, and  
more inside...*

### UPCOMING EVENTS



May 11 Mother's Day  
May 15 Board Meeting, 6:00pm \*  
May 20 National Rescue Dog Day  
May 26 Memorial Day  
Jun 15 Father's Day

**NO BOARD MEETING IN JUNE**

Jun 19 Juneteenth  
Jun 20 Summer Solstice

*\* Date/time subject to change.*



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### FLEHA Board of Directors

**President**  
**Vice President**  
**Treasurer**  
**Secretary**  
**Member-at-Large**

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Linda Bollinger  
Brian Mulrooney  
Chris Vadnais  
Ryan Overman

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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

## Community Announcements

### ***In Loving Memory of our Neighbor, Susan ("Susie") Kathleen Barr***

We are honoring the beautiful life of Susan Kathleen Barr (74). Susie passed away on February 11th, 2025, after battling ovarian cancer for six years.

Susie was born on April 26, 1950, to Wayne and Betty Austin in Lynwood, California. After graduating from Lynwood High School in 1968 she married her high school sweetheart, James Barr. Jim and Susie moved to San Mateo, California, where they went on to have two daughters, Emmy and Betsy. In Spring of 1987, Susie and her family moved to Granite Bay, California, and established residency in the Folsom Lake Estates neighborhood.



Susie loved spending time with her family, friends, and her beloved four-legged pets. Susie was a giving, caring, and selfless soul. She was known for her amazing cooking and baking skills and loved entertaining friends and family at her home. She always made holidays so special, with her decorations, fun crafts, and delicious food. She also spent every morning running at the lake and continued walking even after her cancer diagnosis.

Susie is survived by her husband, Jim Barr, two daughters, Emmy and Betsy, five grandchildren, Brooklyn, Austin, Payton, Laney and Cooper, and two sisters, Mindy Delancey and Cathy Rix.

***Have a personal announcement you'd like to share with the FLEHA community?***

***New baby? Graduation? Wedding? Celebration of life?***

***Please submit your announcement to [info@fleha.org](mailto:info@fleha.org) (see deadline on front page).***

— **MINUTES** —

**Folsom Lake Estates Homeowners Association  
Board Meeting**

March 20, 2025, 6:00pm  
6107 Reservoir Court, Granite Bay

**IN ATTENDANCE**

- **Board Members:** Linda Bollinger, Brian Mulrooney, Ryan Overman, Marcie Shelton, Sharon Russo, and Chris Vadnais
- **Unit 2:** Susan Moss and Sri Iyer
- **Unit 1:** Walt and Maria Worthge

**OPEN FORUM/HOMEOWNER COMMENTS:** A resident expressed concern about the suggestion (presented by a resident during Open Forum at the February Board meeting) to allow an Oakhills Elementary School student group to install and maintain raised garden beds in the FLE community park. The apprehension revolves around potential liability and fairness issues. Given the stated concerns, and since there has been no follow-up from the resident who made the request in February, the Board has closed this matter.

A resident inquired if the Board would be interested in including an emergency preparedness presentation at a Board meeting. President Shelton will share the provided presentation materials with the Board for their consideration.

A resident inquired if their child would be allowed to host a booth during the upcoming Egg Hunt event. The Board agreed to add mention of a Kids' Market Fair to the Egg Hunt announcements, to invite neighborhood children to "market their wares and talents," as long as they provide their own table and supplies.

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

**TREASURER'S REPORT:** The current total balance of all accounts stands at \$243,687. Operating account balance is \$105,876, which is on track to meet FLEHA's 2025 budget requirements. Reserve account balance, which is distributed between a savings account and two CDs, is \$137,811 after adding \$12,964.18 from the 2024 budget on January 22, 2025. The balance provides a strong rating (82%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years. Furthermore, it will enable FLEHA to maintain HOA dues at the current rate. The CDs are currently earning 3.5% in short-term accounts (1- to 3-month terms), which is where the Treasurer plans to keep the funds, potentially until summer, when other advantageous options may arise.

After a discussion of potential online payment platform alternatives, the Board voted unanimously to maintain its account with Cheddar Up for the foreseeable future.

**COMMITTEE REPORTS:**

**Architectural Review:** Fence issue -- *For Executive Session*

**Park:** Park Chairman Walt Worthge informed the Board of the five neighbor-approved spots in the vicinity of the park where he will install posts mounted with 12" x 18" "SLOW DOWN" signs. The Board approved the expenditure of \$100/sign.

VP Bollinger presented a resident's request to approve the installation of mosquito traps at the park. The Board approved the expenditure if the traps are installed and maintained by the residents in strategic locations (e.g., around the playground and picnic grove?), are securely fastened and out of reach of children, and are non-toxic to humans and pets. Bollinger will report back to the Board after sharing these conditions with the resident.

**High-Speed Internet:** Per Astound, a total of 68 vaults have been installed. Those in Phase 1 and 2 are complete and the contractor has begun placing them in Phase 3.

**OLD BUSINESS**

**Social Events:** The plastic eggs have been ordered (half with candy, half with toys – a few will also be filled with cash). Bollinger is orchestrating the games and volunteers. See note above in Open Forum about adding the Kids' Market Fair this year.

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

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

**Additional Authorized Signer to Bank Accounts:** Secretary Vadnais is now an authorized signer.

**HOA Dues:** All paid.

*(cont'd)*  
— **MINUTES** —

**Folsom Lake Estates Homeowners Association  
Board Meeting**

March 20, 2025, 6:00pm  
6107 Reservoir Court, Granite Bay

**NEW BUSINESS**

**New & Retiring Board Members:** The Board extended thanks to Sharon Russo for serving on the Board for eight years as Member-at-Large, and welcomed Ryan Overman as the newest member, who will assume the same role.

**Future Board Meeting Dates:** The next meeting is scheduled for Thursday, 4/24, at 5:30pm, at Bollinger's home, followed by May 15, 6pm, at Vadnais' home. No meetings in June or July.

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

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



— **MINUTES** —  
**Folsom Lake Estates Homeowners Association**  
**Board Meeting**

April 24, 2025, 6:00pm  
 FLE Community Park, Granite Bay

**IN ATTENDANCE**

**Board Members:** Linda Bollinger, Brian Mulrooney, Ryan Overman, Marcie Shelton, and Chris Vadnais

**Unit 2:** \* Susan Moss, Julie Bidwell, Richard & Jacky Swain, Milissa & Ali Ezzet, Jaime Welcher, Cathy McBride, Obie Scott, Carl Johnson, Jeff & Cathy Coontz, Bob & Linda Pierce, and Debby Gale (*\* only those who signed the attendance book are included on the list*)

**Unit 1:**

**OPEN FORUM/HOMEOWNER COMMENTS:** Member input on proposed rules governing lot maintenance and landscaping height at corner lots.

**Introduction and Process Overview:**

- After the Board and attendees introduced themselves, Board President Marcie Shelton explained the purpose of the open forum section of the meeting: to gather feedback on the proposed rules, but not to solve issues or make any decisions yet.
- Shelton and the Board members summarized the process for approving an HOA rule. She also explained the impetus for the drafting of these specific rules: over the years the Board has received requests from residents to address neighborhood safety concerns related to corner lots (e.g., overgrown shrubs and trees obstructing visibility), as well as safety and home value concerns related to general property maintenance, (e.g., potential fire hazards from dead trees and brush plus the potential and actual risk of injury to people, animals, and property from falling dead trees/limbs). While the Board attempted to address these concerns through enforcement of the existing CC&Rs and specific notifications to homeowners, not all neighbors took the requested actions to mitigate issues on their properties. That led to the Board's implementation of a fine enforcement rule as well as the development of these proposed rules to achieve a measure of consistency and accountability in the neighborhood.
- The Board acknowledged that the announcement of the proposed rules might have been more positively received if a history of events had been included. They also emphasized that the true intent of the proposed rules was to address neighborhood safety issues, safeguard home values, and be reasonable and fair.
- The Board expressed their gratitude that residents had taken the time to respond to the call for feedback on the proposed rules by emailing their comments and/or attending the meeting, and suggested that a neighborhood committee might be formed to refine the rules.

**Feedback on Proposed Rules:**

Shelton invited attendees to share feedback on the proposed rules and other related matters. What follows is a summary, to the best of the Board's ability.

- Several attendees felt that the notifications they had received about corner and maintenance issues on their properties had been harsh, and would prefer a more neighborly, personal approach (either via phone or in-person contact) for resolving concerns, rather than strict or heavy-handed enforcement of rules.
- An attendee asked why the HOA would adopt guidelines in an older neighborhood like FLE, when the county had actually intended them for new construction neighborhoods.
- An attendee asked for clarification on which additions or external alterations require architectural review. The Board explained that it's only needed if the change requires permitting by the county. This and other pertinent information are included in FLEHA's CC&Rs, which every Unit 2 FLEHA homeowner is provided by their title company when purchasing a home in this neighborhood, and which are available on the HOA's website at [www.fleha.org](http://www.fleha.org).
- An attendee expressed concern that the HOA is potentially overstepping its responsibility and insurance coverage by assuming the duty to address dangers on private properties (instead of only addressing hazards in common areas).
- An attendee asked for clarification on how the corner rule applies to properties with slopes. The Board indicated that the rules took natural slope into consideration, but will endeavor to clarify the language on this point.

*(cont'd)*  
— **MINUTES** —

**Folsom Lake Estates Homeowners Association  
Board Meeting**

April 24, 2025, 6:00pm

FLE Community Park, Granite Bay

- Several attendees inquired if the rules require that pillars and low walls on corners be removed. The Board assured them that they would not need to be removed.
- An attendee raised the issue of speeding (vehicles and bikes) at a specific neighborhood corner where no stop sign currently exists, and offered to spearhead a committee to investigate the possibility of adding a stop sign at that location.
- Several attendees expressed concern that if the bush and tree trimming aspects of the proposed rules were strictly enforced, it would diminish the beauty of our neighborhood's varied vegetation, causing it to resemble the newer, more manicured "cookie cutter" sections of town, such as Tree Lake, which the attendees dislike.
- Several attendees stressed that they love FLE because of the freedom and lack of "Big Brother" dictating how their properties should look, and they don't want the HOA to become overly restrictive.
- Several attendees stressed their concern that any and all rules be enforced fairly and consistently, as opposed to selectively. This sentiment extended to a concern that future Board members could be too officious and fine-happy, potentially interpreting the rules in a way that was unintended by the current Board. This makes it paramount that the language in the rules render them clear, objective, reasonable, enforceable, and consistent.
- An attendee requested clarification of what constitutes "overgrown" bushes/trees in the rules.
- Several attendees suggested that the rules should only apply to front yards.
- An attendee raised a concern about low visibility at the Barton/MacDuff entrance, because of low-hanging trees, and the drivers who cut the corner entering the neighborhood. The Board will investigate.
- An attendee asked why the Executive Session minutes are not published. The Board explained that privacy issues (e.g., discussing a specific neighbor's property and name) prevent the Board from sharing that information.
- A concern was raised that too many HOA rules could potentially discourage people from purchasing a home in FLE.
- Several attendees expressed concern that some FLE residents might have physical, financial, and time constraints that inhibit their ability to address property issues governed by the proposed rules. It was suggested that local service groups (e.g., Boy Scouts, youth groups, or neighborhood volunteers) might be enlisted to help those in need. Several attendees offered to attend a FLEHA workday to help neighbors with their properties and/or provide cleanup in common areas.

**Next Steps/Action Items:**

- The Board thanked the attendees for their involvement and made a commitment to aspire to a more collaborative approach.
- The Board will consider all feedback on the proposed rules.
- The Board will investigate possible solutions for visibility and safety concerns at specific corners.
- Follow-up letters will be sent to those who attended the meeting and signed the attendance book to inquire if they are interested in joining a committee to work together with neighbors and Board members to help refine the draft safety and maintenance rules.
- Once the committee is formed, the members will endeavor to develop clearer language for the proposed rules, with a focus on safety issues, and work with legal counsel to refine them.
- The committee and/or Board will explore options for involving the community and local volunteer groups in workdays for the benefit of FLE residents and the neighborhood common areas.

**REVIEW OF APPROVED MARCH 2025 GENERAL MEETING MINUTES:** No changes.

*(cont'd)*  
**— MINUTES —**

**Folsom Lake Estates Homeowners Association  
 Board Meeting**

April 24, 2025, 6:00pm

FLE Community Park, Granite Bay

**TREASURER'S REPORT:** The current total balance of all accounts stands at \$230,583. The operating account balance is \$92,493, which is on track to meet FLEHA's 2025 budget requirements. The reserve account balance, which is distributed between a savings account and two CDs, is \$138,090; this provides a strong rating (83%) per the Browning Reserve Group's latest survey regarding FLEHA's ability to repair/replace major components in future years.

CDs continue to earn 3.5%. The legal/accounting \$3,500 annual budget has already drawn \$2,736.

**COMMITTEE REPORTS:**

**Architectural Review:** The Board questioned if one of the new construction homes in the neighborhood is exceeding allowable square footage and/or building into the setbacks. Secretary Vadnais is confirming.

**Park:** The Board approved a budget of \$50 for Vadnais to repair one of the sports court gates. San Juan Water District has turned the water back on in the park and at the entrances, per the HOA's request. The Board approved the use of an herbicide (doesn't use glyphosate) by Folsom Landscape Maintenance (FLM) around the trees at the park. The Board approved a \$500 expense for FLM to plant lavender at the north Auburn-Folsom/Oak Hill entrance (irrigation to be supplied by corner homeowners) and complete ten feet of weed abatement to the south and north of the Oak Hill/Barton entrance. Treasurer Mulrooney will confer with FLM about potentially trimming trees at the Barton/MacDuff entrance, to enhance visibility.

**High-Speed Internet:** Per Astound -- all vaults will be placed by May 2; PG&E is requesting that Astound move their trench further away from their utilities, which they're addressing; micro trenching will begin in the next two weeks; all construction work should be completed by June; and fiber splicing (the final stage to build the network to allow services to become active) is expected to be completed 3-4 weeks after completion of construction.

**OLD BUSINESS**

**Social Events:** VP Bollinger reports that the search is under way for a band for the October 4 Concert in the Park event.

**NEW BUSINESS**

**Board Vote:** Rules Governing Lot Maintenance and Landscaping Height at Corner Lots. The Board did not vote on the adoption of these rules, and agreed to continue to work on them with input from residents.

**Future Board Meeting Dates:** Next meeting is May 15, 6pm, at the park. No meeting in June or July.

**Potential Online Contact Form:** Deferred until next meeting.

**Luminaries:** The volunteer who managed the project in 2024 has resigned. It's becoming increasingly more difficult to engage enough volunteers to run the operation the way it's historically been done. The Board approved the following streamlined process, which was recommended by and will be managed by Susan Moss: notifications about luminary orders via email and neighborhood signage; online orders only – due by 9/15; simplify the volunteer structure – details TBA; all orders will include 100 bags (eliminates manual counting) + 72 candles, which might raise the price by \$3; orders will NOT be delivered door-to-door – residents will pick up their orders on distribution day in October, during a 3-5-hour window, at Susan's house; the Board will take shifts fulfilling the orders during distribution day.

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

## **FLEHA***Alerts!*

### *High-Speed Internet in Folsom Lake Estates*

#### **PROJECT UPDATES**

*from Astound*

(As of 4/24/25)

- All vaults will be placed by May 2;
- PG&E is requesting that Astound move their trench further away from their utilities, which they're addressing;
- micro trenching will begin in the next two weeks;
- all construction work should be completed by June; and
- fiber splicing (the final stage to build the network to allow services to become active) is expected to be completed 3-4 weeks after completion of construction.

**Questions? Ask Astound Broadband at:**

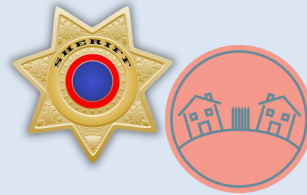
**[flequestions@astound.com](mailto:flequestions@astound.com)**



# **FLEHA***Alerts!*

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

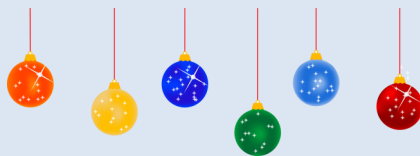
- ♦ ***National Night Out: Tue, August 5***



- ♦ ***Concert in the Park: Sat, October 4***  
***Calling All Local Bands -- next page!***



- ♦ ***Santa Cruise + Luminary Lighting: Wed, December 24***





**FLEHA Alerts!**

***Calling all Local Bands!***  
**Auditions for Concert in the Park**

***Do you love performing and bringing joy to a crowd?***

***We're looking for talented local musicians  
to take the stage at our annual***

**Concert in the Park --**

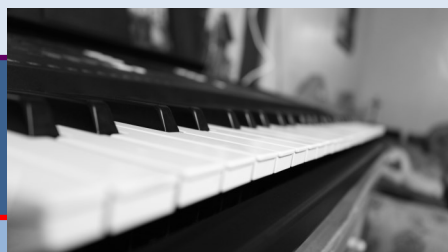
***a fun, family-friendly event for all ages!***

***When: Saturday, October 4; 5-7pm***

***Where: FLE Community Park***

**Audition Now!!**

**Contact Linda for more information at  
[linda.n.bollinger@gmail.com](mailto:linda.n.bollinger@gmail.com)**



# **FLEHA**Alerts!

## **BRUSH AND FIRE HAZARD CLEARING**

*Let's keep our families and neighborhood safe!*

Excerpted from Placer County and CalFire website at  
[Placer.ca.gov/7630/Preparedness](https://Placer.ca.gov/7630/Preparedness):

Defensible space, coupled with home hardening, is essential to improve your home's chance of surviving a wildfire. Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire—either from embers, direct flame contact or radiant heat. Proper defensible space also provides firefighters a safe area to work in, to defend your home.

### **Defensible Space Zones**

Zones 1 and 2 currently make up the 100 feet of defensible space required by law. Assembly Bill 3074, passed into law in 2020, requires a third zone for defensible space. This law required the Board of Forestry and Fire Protection to develop the regulation for a new ember-resistant zone (Zone 0) within 0 to 5 feet of the home by January 1, 2023. The intensity of wildfire fuel management varies within the 100-foot perimeter of the home, with more intense fuels' reduction occurring closer to your home. Start at the home and work your way out to 100 feet or to your property line, whichever is closer.



Find more  
information at the  
following link:

[Placer.ca.gov/7630/  
Preparedness](https://Placer.ca.gov/7630/Preparedness)

## **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!*



# Meet your All-Volunteer FLEHA Board of Directors!

## Returning Board Members

**NAME:** *Marcie Shelton*

**BOARD POSITION:** *President*

**WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:**

*First elected in 2022; re-elected in 2024; term expires in 2026.*

**HOW LONG LIVED IN FLE:** *4.5 years*

**WHERE FROM ORIGINALLY:** *Indiana*

**SIGNIFICANT OTHERS:** *A.J. (husband) + Lily and Cammy (daughters).*

**PROFESSION/FORMER PROFESSION:** *Human Resources & Talent Management; owner of The Leaders Partner consulting business.*

**HOBBIES:** *Playing outside, volunteering at the Twin Lakes Food Bank Garden, and various other local and virtual mentor programs.*

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** *I love our neighbors and I love being in nature. We are taking advantage of being able to take our new puppy out for walks to the lake. We've met so many great families since we moved in. It's fun to have so many friends for the parents and the kids.*



**NAME:** *Chris Vadnais*

**BOARD POSITION:** *Secretary*

**RESPONSIBILITIES OF YOUR BOARD POSITION:** *Help review/ approve the monthly meeting minutes and assist with record keeping . I also pitch in by checking on the park and performing light maintenance.*

**WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:** *On the Board since 2013; re-elected in 2025; term expires in 2027.*

**HOW LONG LIVED IN FLE:** *Moved from Folsom in July 2010.*

**WHERE FROM ORIGINALLY:** *In order: CA, CT, KS, CT, CA, GA, NC, and back to CA in 2001.*

**SIGNIFICANT OTHERS:** *I have two sons, Luke (15) and Kyle (14), and two German Shorthaired Pointers.*

**PROFESSION/FORMER PROFESSION:** *Former Finance Controller at Intel in Folsom; now retired.*

**HOBBIES:** *Too many to list, but primarily I spend time with my family, work on my classic Fords, take care of my dogs, and do home improvement. I occasionally play golf, tennis, bike, and ski.*

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** *One of the reasons I picked FLE is due to its low-key/low-cost HOA, and keeping it that way is one of the reasons I joined the Board. I enjoy this area for the weather plus proximity to Folsom Lake and Lake Tahoe.*



## Returning Board Members

**NAME:** *Brian Mulrooney*

**BOARD POSITION:** *Treasurer*

**WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:**

*Elected in 2024; term expires in 2026.*

**HOW LONG LIVED IN FLE:** *7 years*

**WHERE FROM ORIGINALLY:** *Granite Bay, CA*

**SIGNIFICANT OTHERS:** *Michelle (spouse), Brynn and Maren (daughters), and Chase (Irish Setter).*

**PROFESSION/FORMER PROFESSION:** *AT&T - Strategy & Analytics*

**HOBBIES:** *Cycling; boating; cooking; and being outdoors.*

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** *I enjoy the strong community, wonderful FLE events, abundance of outdoor activities, and the diversity of landscapes within an hour's drive.*



**NAME:** *Linda Bollinger*

**BOARD POSITION:** *Vice President*

**WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:**

*Assumed VP position vacated in 2024; term expires in 2026.*

**HOW LONG LIVED IN FLE:** *3 years*

**WHERE FROM ORIGINALLY:** *San Francisco*

**SIGNIFICANT OTHERS:** *Brian (spouse), and Lilienne and Cameryn (daughters).*

**PROFESSION/FORMER PROFESSION:** *Formerly an employment defense attorney and now a product attorney.*

**HOBBIES:** *I enjoy being active and outside, shopping, playing sand or grass volleyball when the opportunity presents itself, running, reading, spending time with friends and family, and traveling.*

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** *I love being in this area because of its proximity to Lake Tahoe, the Bay area, and Folsom Lake. I love FLE as well as our small community of friendly neighbors. I joined the Board to support our social events and I'm committed to continuing our successes as a thriving and vibrant community!*



# Meet your FLEHA Board of Directors!

## New Board Member

**NAME:** *Ryan Overman*

**BOARD POSITION:** *Member-at-Large*

**WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:**

*Appointed in 2025; term expires in 2027.*

**HOW LONG LIVED IN FLE:** *9 years*

**WHERE FROM ORIGINALLY:** *Southern California*

**SIGNIFICANT OTHERS:** *Jennifer Overman (spouse), Madeline (daughter), and Maggie Jane and Philly (dogs).*

**PROFESSION/FORMER PROFESSION:** Sales Manager for financial services firm.

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** I love the small town feel of Granite Bay and Folsom Lake Estates. It's a great place to raise a family. Combine that with the great schools, proximity to outdoor activities, and abundance of golf courses and I'm a happy camper.



## Special Thanks to Outgoing FLEHA Board Member...

**NAME:** *Sharon Russo*

**BOARD POSITION:** *Member-at-Large*

**RESPONSIBILITIES OF YOUR BOARD POSITION:** *I serve the Board's strategic needs as determined by the President.*

**WHEN ELECTED TO THAT POSITION/WHEN DOES TERM EXPIRE:**  
*Re-elected in 2023; term expired in 2025.*

**HOW LONG ON FLEHA BOARD:** *First elected in 2017.*

**HOW LONG LIVED IN FLE:** *23 years*

**WHERE FROM ORIGINALLY:** *Orange County, CA*

**SIGNIFICANT OTHERS:** *Rick Russo (husband).*

**PROFESSION/FORMER PROFESSION:** *Personal Trainer; Human Resources.*

**HOBBIES:** *Cycling; gardening; cooking; trap shooting; paddle boarding.*

**WHAT DO YOU LIKE MOST ABOUT FLE/THIS AREA:** *I love being close to wine country, mountains, rivers, and the great outdoors.*



## ...For Her Years of Dedicated Service To Our Community!



## **FLEHA *Fast Facts***

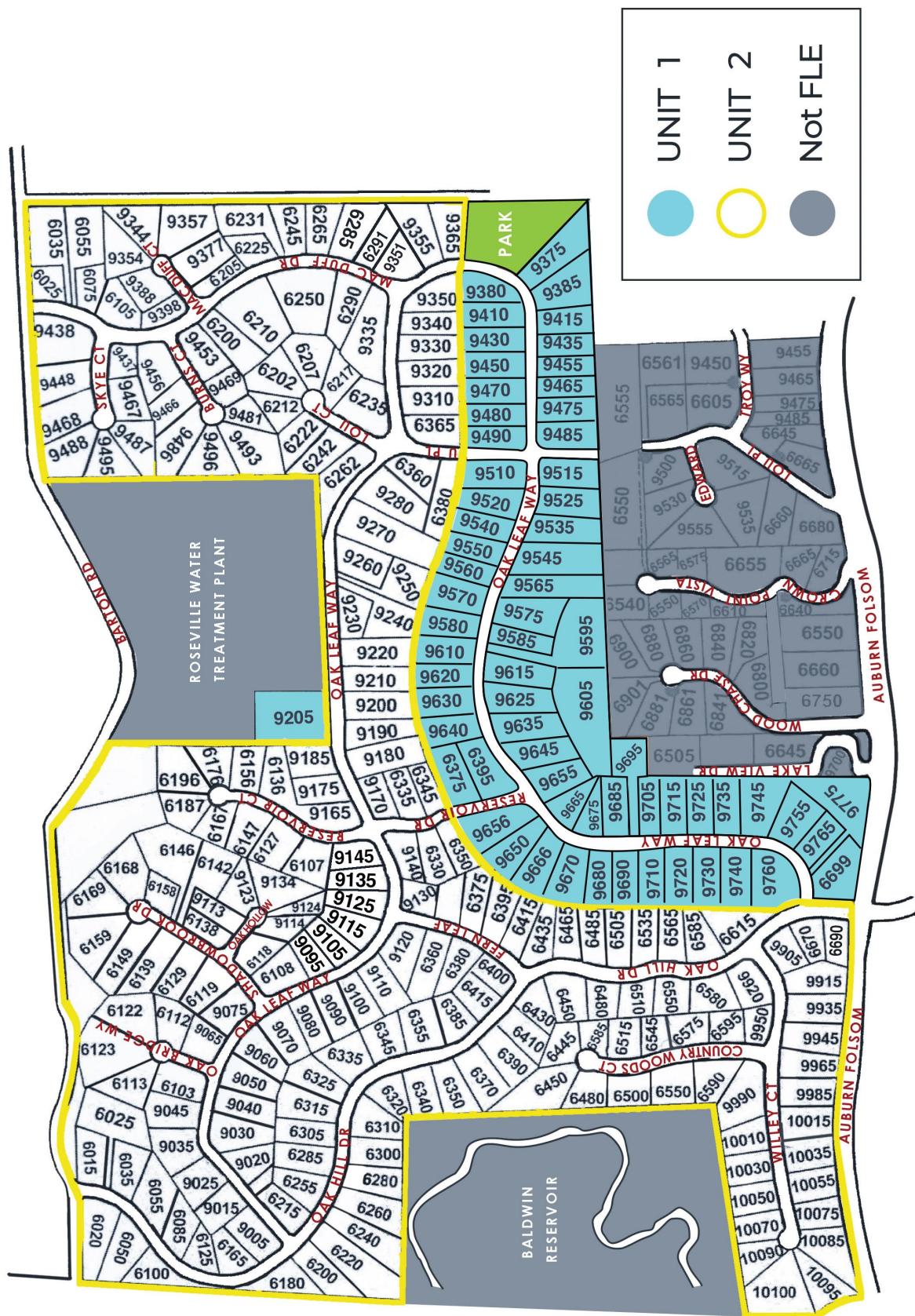
**Website:** [www.fleha.org](http://www.fleha.org)    **Questions & Comments:** Susan at [info@fleha.org](mailto:info@fleha.org)

- **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)**

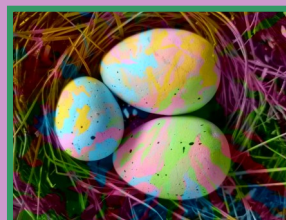
**Website:** [www.fleha.org](http://www.fleha.org)    **Questions & Comments:** Susan at [info@fleha.org](mailto:info@fleha.org)

- **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.





# Egg Hunt 2025 Pictorial















***Huge thanks to Linda Bollinger  
(Board VP), Marcie Shelton  
(Board President), and the  
volunteers who helped make  
this year's Egg Hunt a joyous  
event.***

***And a special shoutout to the  
participants in FLEHA's  
first-ever Kids' Market Fair!***



## BOARD MEETING AGENDAS \*

**Thursday, May 15, 2025, 6:00pm**

**Location TBD, Granite Bay**

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

**on Vacation  
No June  
Board Meeting**

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

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## VACATION RENTALS

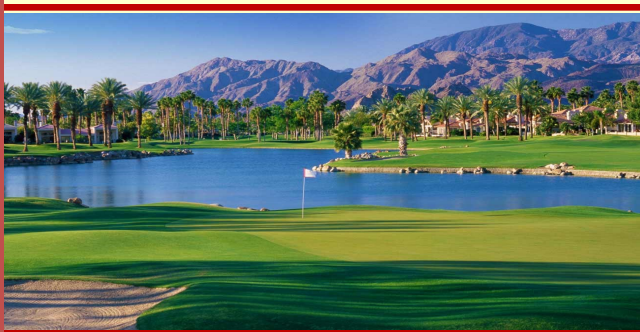
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## Park Reservations

Send park reservation requests to:

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

Proof of insurance is required for league practice.



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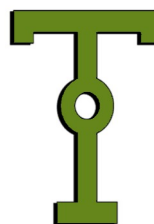
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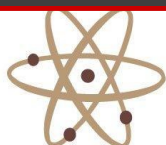
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***May-June 2025***

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## **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)

#### **Fire Dept. (Non-Emergency)**

(530) 886-5375

#### **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/)

