



Folsom Lake Estates



NEWSLETTER

Jul-Aug 2025



Happy Independence Day!

Celebrate safely -- see local fireworks events, p. 8

See you at the next FLE social events -- details on pp. 6 & 12

Bill of Rights
Congress of the United States,
"Give and hold all the City of, this first, as!
Weaving the first of, third, on the third and third and only one."

DATES OF NOTE

- July 2 Civil Rights Act Anniversary 1964
- July 4 Independence Day
- July 7 World Chocolate Day
- July 20 Moon Landing Anniversary 1969
- NO BOARD MEETING IN JULY*
- Aug 3 National Watermelon Day
- Aug 7 Purple Heart Day
- Aug 19 World Humanitarian Day
- Aug 21 Board Meeting, 6pm *

* Date and time subject to change.



INSIDE STORIES

- Board Meeting Minutes Pg 2
- FLEHA/alerts! Pg 3-7
- July 4th Nearby Events Pg 8
- FLEHA Fast Facts Pg 9-10
- FLE Map Pg 11
- Annual National Night Out Event Pg 12
- Board Meeting Agendas/Services Pg 13-14
- Park Reservations/Classified/Bus. Ads Pg 15-16
- Handy Reference Guide Pg 17

FLEHA Board of Directors

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Vice President
Treasurer
Secretary
Member-at-Large

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NEWSLETTER SUBMISSIONS: Published 6x/year. Submissions and revisions for Sep-Oct issue must be received by Aug 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**

May 15, 2025, 6:00pm
FLE Community Park, Granite Bay

IN ATTENDANCE

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

OPEN FORUM/HOMEOWNER COMMENTS: : Attending residents expressed concern about neighbors' cars that are being parked on a regular basis, around-the-clock, in the community park's parking lot. The Board will give this issue further consideration. Residents inquired about a FLE house that backs to Barton Road where a fence has been installed that extends beyond their neighbors'. The Board shared that they were aware of the situation, but could not discuss details, due to privacy issues.

REVIEW OF APPROVED APRIL 2025 GENERAL MEETING MINUTES: Treasurer Mulrooney discussed some light trimming to the redwoods at the MacDuff entrance to improve visibility. Folsom Landscaping will complete the work in the coming weeks. He will also speak with Folsom Landscape Maintenance about clearing the Barton Road lot.

TREASURER'S REPORT: The current total balance of all accounts stands at \$225,616. Operating account balance is \$87,231, which is on track to meet FLEHA's 2025 budget requirements. Reserve account balance is \$138,384, distributed between a savings account and two 3-month CDs that mature in the summer. The balance 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.

COMMITTEE REPORTS:

Architectural Review: : A resident expressed concern about a new construction home where a retaining wall was built into or right up to the setback. The Board reiterated that permanent structures are not allowed in setbacks and the HOA has the right to request that the wall be moved if it is inside the setback. VP Bollinger will contact the resident who raised the concern to determine if the Board needs to take action.

Park: It has been five years since the trees in the park were last assessed and trimmed by an arborist, at which time it was agreed to schedule a 5-year check-up. Admin has met with two arborists and awaits their proposals. The Board selected the "slow down" sign templates that will be posted around the park, which resident Walt Worthge will install.

High-Speed Internet, Per Astound: All vaults have been set for the entire neighborhood. PG&E has requested that Astound move their micro trench closer to the center of the road, further from their utilities. This has delayed the trenching since it requires that Astound resubmit permits to the county. They hope for approvals in a week. Astound has a list of residents that will be taking service and need service conduit/drops to the side of their homes. As always, questions about the internet project should be directed to Astound at flequestions@astound.com.

OLD BUSINESS

Social Events: National Night Out will feature a water slide and possibly another water play structure (courtesy of VP Bollinger) as well as ice cream/Italian ice carts. For Concert in the Park Bollinger is investigating a carnival/fall festival concept.

Potential Online Contact Form: No longer pursuing.

The meeting was adjourned at 6:50pm, 4/0/0.

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

FLEHA*Alerts!*

High-Speed Internet in Folsom Lake Estates

PROJECT UPDATES

from Astound Broadband

(As of 6/26/25)

- Micro trenching to bury the fiber optic cable and any necessary lane closures will begin on July 7 at the Barton/MacDuff side of the neighborhood.
- Residents who pre-registered for service with Astound will be contacted by the sales team once the fiber installation is complete, beginning in either late July or early August.

Questions? Ask Astound Broadband at:

flequestions@astound.com

FLEHA*Alerts!*

Fire Wise Event Recap **Partnering for a Safer Community**



On June 12 our local fire station hosted its first **Fire Wise event** in collaboration with **Folsom Lake Estates**, offering vital fire preparedness tips for homeowners. About a dozen neighbors attended, enjoying pizza, drinks, and expert guidance on making homes more resilient to wildfire.

Key takeaways from the presentation include recommendations on implementing these **Fire Safety Zones** on our properties:

Zone Zero (0–5 feet from the home)

- Keep flammable mulch, plants, pine needles, and debris 5+ feet from structures and out of gutters, roofs, and skylights.
- Remove flammable items from garages, attics, crawl spaces, and carports, especially during high-temperatures.

FLEHA*Alerts!*

(cont'd)

Fire Wise Event Recap

Partnering for a Safer Community

- Use non-combustible materials for siding as well as for fencing that touches a structure.

Zones 1 & 2 (5–60 feet)

- Trim grasses to under 4" and manage fuel ladders.
- Keep plants watered and dispose of flammable debris.
- Maintain a 5-foot no-flammable-debris buffer around outbuildings and sheds.

Resources

Homeowners are welcome to stop by the fire station to pick up an informational brochure that further details the above points. Additional resources include:

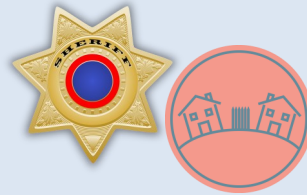
- [Ready for Wildfire Homeowner Self-Assessment](#);
- [“Let's Talk About Zone Zero” video](#); and
- www.readyforwildfire.org

As wildfires become more prevalent in northern CA, we homeowners are fortunate to have such knowledgeable, caring, engaged partners at our local fire station. We appreciate their willingness to teach us how to implement Fire Safe measures and we encourage FLE residents to seek out their valuable counsel to keep your homes and our neighborhood safe.

FLEHAAlerts!

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

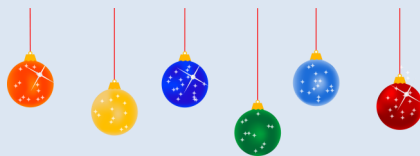
- ♦ ***National Night Out: Tue, August 5***
See details on page 10.



- ♦ ***Concert in the Park: Sat, October 4***



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



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 Linda at
linda.n.bollinger@gmail.com
to join the fun!*

FIREWORKS ILLEGAL IN GRANITE BAY

Fireworks of any kind are **ILLEGAL** in Granite Bay, punishable with a misdemeanor and a fine of up to \$2,000 per violation.

Please respect the law and keep your family and neighbors safe.

Enjoy These Safe July 4th Events in Nearby Communities

- **Rancho Cordova, Hagan Park:** July 3-4; starts at 4pm on 7/3 -- parade, concerts, carnival rides; fireworks both nights at 9:45pm
- **Folsom Pro Rodeo, Dan Russell Rodeo Arena:** July 3-5; gates open 5:30pm; rodeo begins at 7:30pm; Folsom Firecracker Run - July 4, 7:45-9am, Lake Natoma Bike Trails; Folsom Ranch Fourth of July Bike Parade - July 4, 9:30am-noon, Mangini Ranch Elementary School
- **Roseville:** July 4; 9am parade downtown Roseville, 10am family-friendly activities at Royer Park; fireworks at 9:15pm (gates open at the Grounds at 4pm)
- **El Dorado Hills:** July 3; 6-11pm; El Dorado Hills Town Center's Steven Young Amphitheater -- kids zone, live concert; fireworks at 9:30pm

Enjoy a happy, safe 4th of July, and a beautiful summer!

FLEHA *Fast Facts*

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

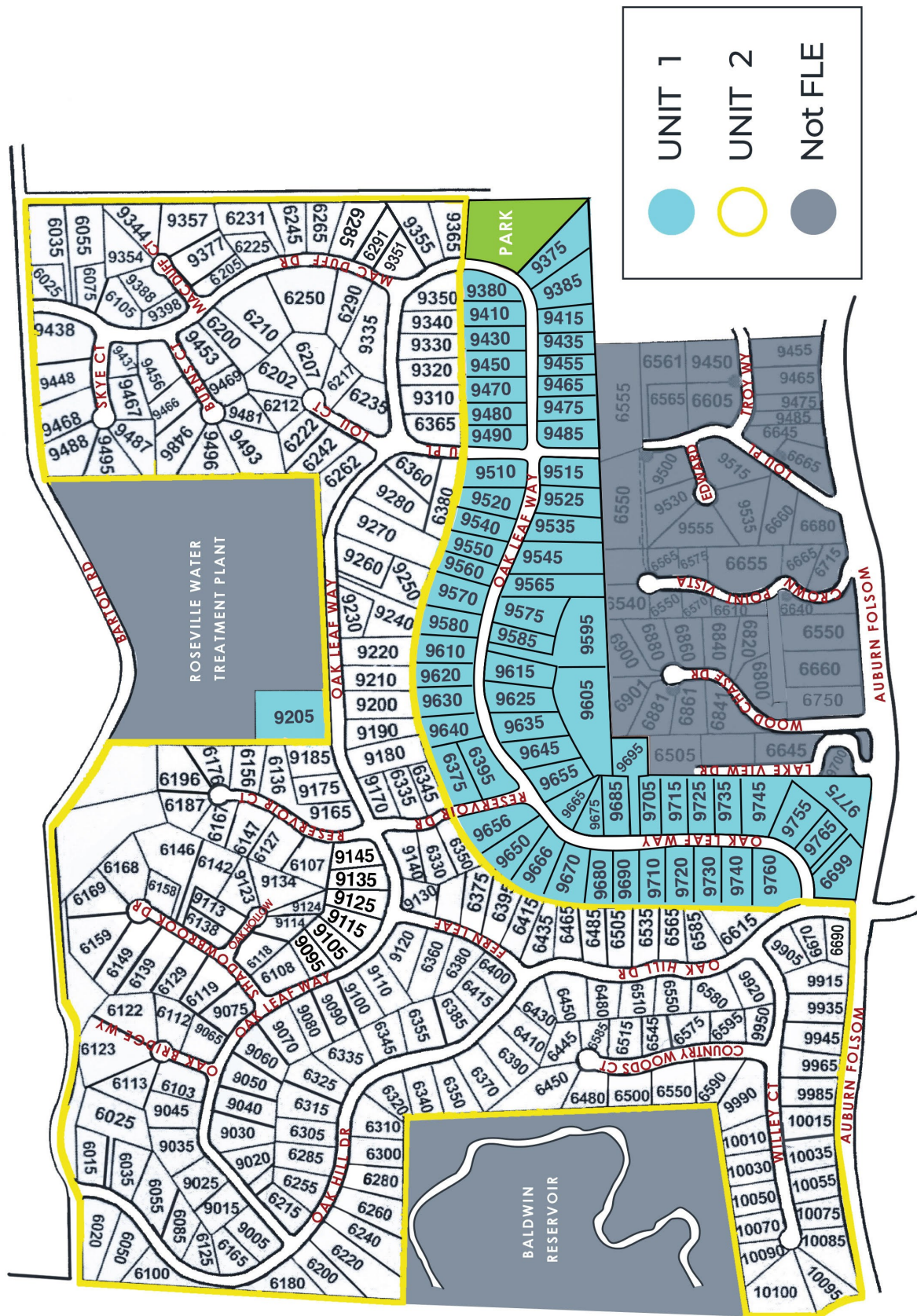
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently about half of the 67 Unit 1 homeowners are HOA members). See neighborhood map in newsletter for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership 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 **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 typically 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 Placer 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 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



Folsom Lake Estates **NATIONAL NIGHT OUT** **+ FOOD TRUCK EVENT**

Tuesday, August 5, 5-7pm, FLE Park

**JOIN NEIGHBORS & LOCAL PEACE
OFFICERS FOR AN EVENING OF
TREATS & FUN!**

No Pets at Event!



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PEACE OFFICERS



BOARD MEETING AGENDAS *

**NO BOARD
MEETING
IN JULY**



Thursday, August 21, 2025, 6:00pm
FLE Neighborhood Park

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

Agendas and meeting dates/times subject to change.

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FLEHA resident almost 20 years

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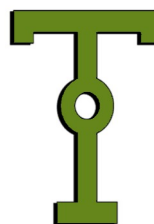
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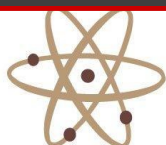
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Susan McCune
CalDRE #01827772



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



Jul-Aug 2025

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)

Fire Dept. (Non-Emergency)

(530) 886-5375

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/

