



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

FLEHA

September/October 2025



FLEHA Newsletter

info@fleha.org

www.fleha.org

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Sep

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5	Teachers' Day
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This & That

Board of Directors

President	Marcie Shelton	marcie.shelton@theleaderspartner.com
Vice President	Linda Bollinger	linda.n.bollinger@gmail.com
Treasurer	Brian Mulrooney	bm7531@gmail.com
Secretary	Chris Vadnais	secretary@fleha.org
Member-at-Large	Ryan Overman	roverman1@proton.me
HOA Manager	Susan Moss	info@fleha.org

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

Folsom Lake Estates Homeowners Association

Board Meeting Minutes

August 21, 2025, 6:00pm

10015 Willey Court, Granite Bay

IN ATTENDANCE

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

Unit 2: Susan Moss, Danyle & Peter Johansson Unit 1:

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED MAY 2025 GENERAL MEETING MINUTES: No updates.

TREASURER'S REPORT: The current total balance of all accounts stands at \$210,428. Operating account balance is \$71,445, 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 \$138,983. 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. The CDs have earned approximately \$4,000 in interest to date. Member-at-Large Overman is investigating alternative secure investments for the funds currently in the CDs. Treasurer Mulrooney reported that only \$459 remains in the "Legal/Accounting" budget.

COMMITTEE REPORTS:

- Architectural Review: Overman will contact Placer County about the poorly repaired trench on Oak Hill, which is located in front of the flag lot's driveway, just east of Barton Road.

**Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)**

August 21, 2025, 6:00pm
10015 Willey Court, Granite Bay

- **Park:** Tree trimming was completed. The Board approved Mulrooney's request to pay Folsom Landscape Maintenance \$700 to clear the creek and remove a dead tree. The Board wondered about the status of the "slow down" road signs that Walt Worthge was championing, and heard that the county might be installing them instead. Susan Moss to follow up.
- **High-Speed Internet (update from Astound):**
 - The first and second phases (sections of neighborhood) have been fitted with conduit.
 - By 8/27 the fiber should be completely placed into the conduit in the first two phases.
 - Splicing (placing fiber into conduit and then splicing terminals to build the network to connect the houses in the first two phases) should begin on 8/27. They'll use bucket trucks and "campers" (splicing labs).
 - Once they begin building the network, the contractors will start bringing conduit and fiber directly to the homes that have expressed interest in service. This will hopefully begin on 9/1.
 - Their goal is to complete service installation to at least a couple of homes (in the first two phases) by mid-September (hopefully by 9/19).
 - RE: restoring the streets after Astound completes all work in the entire neighborhood. Astound is currently doing rough patching over the trenches. Later in the project they will restore the rough patches with smoother 24-inch "overcuts" over the trench lines (12 inches on each side); this level of restoration was approved by the county at the beginning of the project. Astound claims that the county mentioned that they would do some

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- paving/restoration work on the roads after the internet project is complete, but the extent of their restoration plans is unknown at this time. Astound will contact the county for more details on the county's restoration plans and will provide an update. A FLE resident has volunteered to work on this issue.
- Astound offered to attend a Board meeting again to provide a progress report presentation. The Board prefers a formal written update or continuously updated website for residents to access. Susan Moss will follow up.
- **Fire Safety & Property Maintenance:** Shelton met with the newly formed committee twice in June to discuss the property and corner maintenance rules that were recently proposed by the Board. Their recommendations are as follows: forgo these specific HOA rules, for now, and instead rely on county fire guidelines and rules; make the neighborhood fire safety issues the HOA's priority, followed by corner lot and general maintenance issues; work on building better relationships with residents through a "welcoming committee" that would offer resources and education opportunities and endeavor to help residents find solutions for achieving appropriate fire safety and property maintenance standards; initiate periodic onboarding meetings to introduce new (or established) residents with FLEHA's community, resources, and CC&Rs, etc.; continue with letter notifications to homeowners with property maintenance and/or safety issues, when necessary, with attention to using kind language; offer three options to homeowners for resolving their property issues -- take care of the issues themselves OR request the name(s) of a vendor used by FLEHA (FLEHA may not have a vendor for every type of issue) OR seek help from a FLEHA work committee/work day

Board Meetings

**Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)**

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(potentially to be established in the future) if the cost to mitigate the issues is prohibitive.

OLD BUSINESS

- **Social Events:** Our National Night Out event had its lowest-ever attendance this year. The timing of the event (first Tuesday of August), which is dictated by the National Association of Town Watch, has always been problematic due to typically high temperatures plus summer vacation/start-of-school activities. The Board approved discontinuing the event. Music in the Park: Overman and President Shelton both volunteered to represent the Board and assist at the event on Saturday, October 4, from 4-6pm and 4-7pm, respectively. Once VP Bollinger presents the 2026 events calendar, the Board members will each select two events to attend/assist.

NEW BUSINESS

- **Future Board Meeting Dates:** The next meeting will be held on Thursday, September 18, 6pm, at Shelton's house. Subsequently, we will meet on Tuesday, October 14, and Thursday, November 13, both at 6pm, locations to be determined. November is the final meeting of the year, at which the Board will complete approvals for the 2026 annual budget and events calendar. The Annual Policy Statement components (including budget) are distributed to HOA members in January.
- **Luminaries:** Promotion has begun and orders are coming in.
- **Blood Drive:** Susan Moss has offered to investigate holding an annual blood drive again in the neighborhood.

Board Meetings

**Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)**

August 21, 2025, 6:00pm
10015 Willey Court, Granite Bay

- **Survey:** Secretary Vadnais inquired if the Board would like to revive this project. Shelton will find the latest version on the Survey Monkey account so that the Board can review it.

The meeting was adjourned at 7:30pm, 4/0/0.

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

Board Meetings



All orders due online by September 15.

* fast & easy * immediate confirmation * e-check or credit card * no processing fees
LATE ORDERS WILL NOT BE ACCEPTED.

1 set of luminaries (72 candles + 100 bags) = \$35.00
 Extra set of 72 candles = \$26.00 Extra set of 100 bags = \$9.00

Please use the following link to order & pay for your luminaries
<https://2025-luminary-supplies-candles-bags.cheddarup.com>

SAVE THE DATE!

Pick up your orders at a neighborhood distribution point on **October 18, 3-6pm** – location TBA.
 Info on sand and hiring a luminary assembler will follow.

**Thank you for helping to keep
 Folsom Lake Estate's
 holiday tradition alive!**

Folsom Lake Estate's biggest neighborhood event is the December 24 luminary lighting, a tradition that began in the 1970s, and which draws visitors from all over the region to see our breathtaking display of candles and decorated homes. Please join your neighbors in this holiday tradition by ordering your candles and bags now.

info@fleha.org

www.fleha.org

Order Luminaries

High-Speed Internet in FLE

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PROJECT UPDATES

from Astound Broadband – as of 8/29

- They have trenched 16,248 feet, completing phases (neighborhood sections) 1-3.
- Phase 4 trenching began on 8/27 and should be complete on 9/2.
- Fiber installation to homes in phases 1-3 that signed up for service will tentatively begin on 9/3.

Additional updates in 8/21 Board meeting minutes, on page 4 of this newsletter.

**Address all questions to
Astound Broadband at:
flequestions@astound.com**

FLEHAAlerts!

Save the dates!

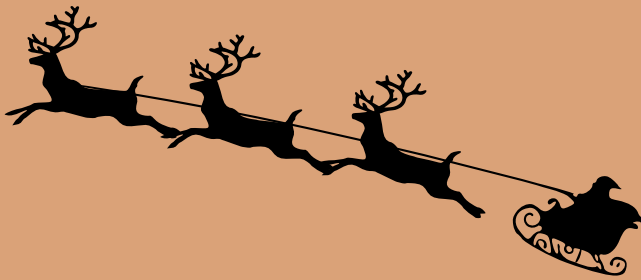
Social Events

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Music in the Park
Sat, October 4, 5-8pm

Santa Cruise + Luminary Lighting
Wed, December 24



FLEHAAlerts!

Volunteer!

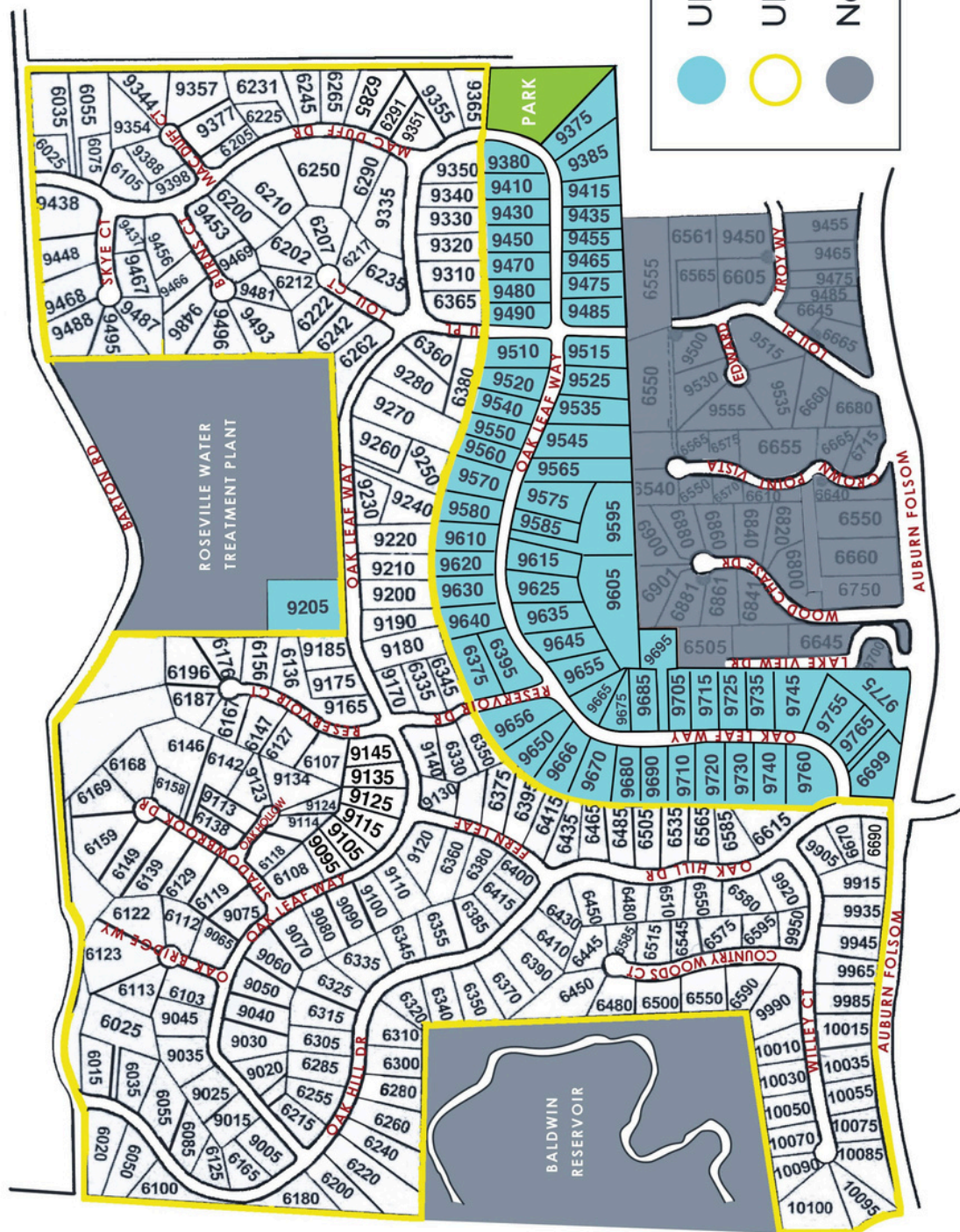
**VOLUNTEERS
NEEDED**

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!**

FLEHAAlerts!





Our thanks to the
Placer County
First Responders
for a great
showing at this
year's event!



Nat'l Night Out



Nat'l Night Out

Nat'l Night Out



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!

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.

FLEHA Fast Facts!

Board Meeting Agendas

Thursday, September 18, 2025,

6:00pm

Location TBA

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

Tuesday, October 14, 2025,

6:00pm

Location TBA

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

Agendas and meeting dates/times subject to change.

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Park Reservations



**Park is open
from sunrise
to sunset
daily.**

**Proof of
insurance is
required for
soccer league
practice and
organizations.**

FLEHA members may reserve the picnic grove and/or the soccer field. The sports court and parking area are not reservable. Parking is for residents only while they are physically present in the park.

Send park reservation requests to:
info@fleha.org

Agendas & Park

**Join your neighbors for an evening of
family fun at FLEHA's annual**

Music In The Park Event

FLE Park, Saturday, October 4, 5-8pm

featuring...



Walkin the Dawg Band

Rocking Sacramento CA for over 29 years!



**Playing your favorite
danceable rock 'n roll...**

Beatles, Creedence, Bad
Company, Stones, Deep
Purple, Tom Petty,
Santana, Pink Floyd, and
more!

**Purchase some
delicious dinner and
drinks from our
featured food trucks...**

**Boba & Bites...Asian Fusion
and**

**Robert's Pizza Oven...Pizza
and more**

Plus...

**Food trucks,
balloon twisters,
magic shows,**

bounce house & water slide!

BYO chairs and blankets.

Music in the Park

Services

20

Have a service or business you'd like to promote? Your advertisement could be seen by almost 400 newsletter readers! To place an ad, contact Susan at info@fleha.org.

Your ad could be here, visible to almost 400 subscribers!

Advertising

Book Your South Tahoe Vacation Today!



Cozy modern cabin in the heart of all that Tahoe has to offer. 4 bed/2bath, fully remodeled and waiting for you!

www.StayInSouthLake.com

Contact Nicole Howe at (916) 541-4567 for more information



Commercial Bounce House available for your party or event. \$60.00 per day or \$90.00 for the entire weekend. FREE LOCAL delivery and pick-up
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916-849-7534

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Advertising



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Granite Bay, CA 95746

September/October 2025

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/

info@fleha.org

www.fleha.org