

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

November/December 2025



More Music
in the Park
event photos
inside...

FLEHA Newsletter

info@fleha.org

www.fleha.org

Contents

3-4	FLEHA Board Election
5-10	Board Meeting Minutes
11	Xmas Eve Luminaries
12-15	FLEHA Alerts!
16-18	Music in the Park Pictorial
19-20	FLEHA Fast Facts
21	FLE Map
22	Board Meeting Agendas & Park
23-25	Advertising
26	Handy Reference Guide

Dates of Note

Nov

2	Daylight Saving Time Ends
11	Veterans Day
13	Board Meeting
27	Thanksgiving

Dec

14	First Night of Chanukah
24	Light up Your Luminaries!
	<i>No Board Meeting in December</i>
25	Xmas Day
31	New Year's Eve

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

This & That

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 page 2 of this newsletter for a listing of our current Board members.) Two of the three current Board members whose positions are up for re-election in January 2026 have agreed to stay on for another term, leaving one position to fill.

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.

Running for the Board

Homeowners who are Unit 2 FLEHA members (i.e., those who are REQUIRED to pay \$350 annual HOA dues) are entitled to vote and run for the Board during a Board election. If you’d like to throw your hat into the ring, please complete the “Notice of Desire to be a Candidate” form (see next page) and return it to FLEHA by December 12, 2025.

More information about the Board of Directors, including a description of the Board positions, is available in the Bylaws on FLEHA’s website at www.fleha.org, under the “Legal Documents” tab.

FLEHA Board of Directors General Election 2026

Uncontested Election of Directors

Per Section 7.06 of our Revised Bylaws, (available at 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 one qualified FLEHA member runs for the one available Board seat in 2026, then we will not need to hold a Board election. If we receive more than one nomination for the seat, then election materials will mail to Unit 2 members after January 1, and the results will be announced in March 2026 at our annual General Board Meeting.

Board Election

FOLSOM LAKE ESTATES
HOMEOWNERS ASSOCIATION
NOTICE OF DESIRE TO BE A CANDIDATE -- 2026

11/1/25

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:

- 1) 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.
- 2) 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 2026 FLEHA Board of Directors election, please forward this completed form and any Director Election Statement, postmarked by December 12, 2025, to:

FLEHA, P.O. Box 2041, Granite Bay, CA 95746
OR email to info@fleha.org

New perks!
Board members
receive free annual
HOA dues (\$350
value) + free
attendance at all
ticketed FLEHA
events.

Board Election

Folsom Lake Estates Homeowners Association

Board Meeting Minutes

September 18, 2025, 6:00pm

10015 Willey Court, Granite Bay

IN ATTENDANCE

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

Unit 2: Susan Moss, Inna Kashtan, and Obie Scott Unit 1:

OPEN FORUM/HOMEOWNER COMMENTS: A resident submitted a concern for the Board about losing homeowners insurance, due to fire risk. The Board feels that this issue falls outside of the HOA's domain, but suggested that all residents consider increasing the fire safety on their properties and researching ideas through Fire Wise and other local resources.

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

TREASURER'S REPORT: The current total balance of all accounts stands at \$212,108. Operating account balance is \$72,529, 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 \$139,579. 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. Treasurer Mulrooney reported that the budget is on track, luminary and demand document income has been flowing in, and the CDs have earned almost \$5,000 to date.

COMMITTEE REPORTS:

- **Architectural Review:** Member-at-Large Overman to check with the county and PG&E regarding the for-sale signage and poorly repaired trench related to the flag lot house that is for sale near the corner of Oak Hill and Barton.
- **Park:** Committee chairman Walt Worthge reported that he mounted the "slow down" road signs near the park.

Board Meetings

Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)
September 18, 2025, 6:00pm, 10015 Willey Court, Granite Bay

- High-Speed Internet (as reported by Astound):
 - The contractors have completed micro conduit in phases 1-4. They are currently 50% completed with phase 5, hoping to be 100% complete by end of week. Phase 6 conduit placement is slated to start next week.
 - Fiber has been placed in phases 1 and 2. Phase 1 is ready for service, and there are a few customers scheduled to get their services installed over the next few days. Phase 2 will be ready for service early next week. Fiber placement for phase 3 is scheduled for Friday.
- Fire Safety & Property Maintenance: The committee is meeting next week. President Shelton will explore solutions with the group for the ongoing concerns about neighbors and non-neighbors speeding/disregarding stop signs in our neighborhood, potentially requesting help from CHP. She will also contact the county about adding signs to alert drivers of bus stop locations. An alert about safe driving will be added to the next newsletter.

OLD BUSINESS

- Social Events: VP Bollinger to provide an update.
- Luminaries: The order deadline was September 15. We received just under 50% of last year's total orders, which was anticipated, given that it rained last year and many residents already had supplies. Luminary orders will be distributed on Saturday, October 18, between 3-6pm, at a neighborhood location. The Board will handle 1-hour shifts.
- Survey: The Board agreed to develop a new neighborhood survey (maximum of 10 questions) by the January 2026 meeting, with distribution planned for February. Some high-priority topics include social events, park amenities, and road safety. Shelton will ask the fire safety and property maintenance committee for question suggestions. Secretary Vadnais will be project lead.

Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)
September 18, 2025, 6:00pm, 10015 Willey Court, Granite Bay

NEW BUSINESS

- Future Board Meeting Dates: The next meeting is Tuesday, October 14, followed by the final meeting of the year on Thursday, November 13. Both will be held at 6pm at Shelton's house.

The meeting was adjourned at 6:45pm, 3/0/0.

Folsom Lake Estates Homeowners Association
Board Meeting Minutes
October 14, 2025, 6:00pm
10015 Willey Court, Granite Bay

IN ATTENDANCE

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

Unit 2: Susan Moss and Sri Iyer Unit 1: Walt and Maria Worthge

OPEN FORUM/HOMEOWNER COMMENTS: A resident asked for the Board's opinion about a neighbor's decorative lights and inquired if FLEHA's CC&Rs include parameters for exterior lighting. The Board discussed the issue and concluded that since it is a matter of personal esthetics rather than safety, that they would not rule at this time.

The Worthges suggested a summer neighborhood event that would combine many of the elements that neighbors have enjoyed over the years, and could be called "Food, Fuel, and Fun." They have volunteered to work with VP Bollinger to bring the event to fruition, if the Board so chooses.

REVIEW OF APPROVED SEPTEMBER 2025 GENERAL MEETING MINUTES:
No changes.

TREASURER'S REPORT: The current total balance of all accounts stands at \$207,340. Operating account balance is \$67,760, 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 \$139,580. 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. End-of-year surplus funds will be transferred to the reserve account, as always. Treasurer Mulrooney presented a draft annual budget, which projects an estimated \$90,000 in income. Results of the impending resident survey will inform the 2027 budget.

Board Meetings

Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)
October 14, 2025, 6:00pm, 10015 Willey Court, Granite Bay

COMMITTEE REPORTS:

- Architectural Review: Member-at-Large Overman to follow up on PG&E's necessary repair to the ditch on Oak Hill near Barton.
- Park: Three traffic alert signs have been posted in the park vicinity.
- High-Speed Internet:
 - Phases 1, 2, and 3 are completed and ready for residential services.
 - Phases 4, 5, and 6 are complete with trenching and are pending fiber placement, which is expected in 2-3 weeks.
 - A meeting attendee reported that their Astound service is up and successfully running.
 - A traffic safety issue was recently reported to Astound and was resolved.
- Fire Safety & Property Maintenance: The committee met in September and committed to various responsibilities. One member will talk to CHP to monitor activity at the stop signs in our neighborhood; two members are investigating, through the county, how to increase traffic safety at the current bus stops; President Shelton will liaise with the Board and the committee to include potential safety questions on the impending resident survey, will work to ensure that residents understand the safety impacts of trimming bushes that impede pedestrian and vehicle street traffic, and will also speak to a new neighbor about maintaining visibility around the fire hydrant and stop sign that are located on their corner property; all committee members are reviewing the recently proposed safety rules and considering updated verbiage; and the committee would like to include an ongoing section on safety issues in the bimonthly newsletter.

Board Meetings

Folsom Lake Estates Homeowners Association
Board Meeting Minutes (cont'd)
October 14, 2025, 6:00pm, 10015 Willey Court, Granite Bay

OLD BUSINESS

- Social Events: Music in the Park had a good turnout and an engaged crowd. The general consensus was a thumbs-up on the band, separate bounce houses for little and big kids, the food trucks, and the balloon twister, but a somewhat thumbs-down on the magician. VP Bollinger will provide a 2026 schedule of events at the November Board meeting.
- Luminaries: Distribution Day is Saturday, October 18, from 3-6pm. The Board members are confirmed for their shifts. Reminder e-blasts have been sent multiple times and will go out again the day before and on the morning of the 18th. Additionally, street signs will be posted around the neighborhood.
- Survey: President Shelton will send the previous version to the Board as a Google Doc to facilitate editing. All Board members are to provide survey input at the November meeting.

NEW BUSINESS

- Future Board Meeting Dates: The next and final meeting of 2025 will be held on Thursday, November 13, 6pm, at President Shelton's house. Final 2026 budget and events schedule will be presented.
- Board Election: Three Board members' terms expire in March 2026: President Marcie Shelton, Treasurer Brian Mulrooney, and VP Linda Bollinger. Shelton will stay on for another term, potentially in a different role; Bollinger is mostly certain that she will stay on for another term; Mulrooney is retiring. Information about running for the Board, including the new benefits and descriptions of the Board positions, will be included in the Nov-Dec 2025 newsletter as well as e-blasted. "Notice of Desire to be a Candidate" forms must be received by December 12 in order to be considered for a Board position. The Board is considering how to add a Unit 1 member to the Board – not as a full voting Board member, which FLEHA's Bylaws don't permit – but perhaps as a representative.

The meeting was adjourned at 7:15pm, 4/o/o.

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. Volunteers organize the purchasing and distribution of supplies for the entire neighborhood.

Luminary Logistics

This year the online ordering deadline for luminary supplies was September 15, and orders were distributed from a central neighborhood location on October 18.

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 assemble/remove one set of luminaries (72 candles & bags).

Please send your name/phone/email to 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.

Xmas Eve Luminaries

High-Speed Internet in FLE

PROJECT UPDATES

from Astound Broadband – as of 10/30/25

- Fiber splicing throughout the neighborhood is complete.
- Some residents already have Astound service.
- Astound is working on the remaining list of residents who have requested service, and will be knocking on those doors shortly.
- Road repairs will begin in the next several weeks.

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

FLEHAAlerts!

STOP means *stop*!

STOP signs are
not a suggestion!

Slow down. Come to a full stop,
look both ways, and check for
pedestrians, bikers, dogs, and
other vehicles.

Please do your part to keep
our neighborhood safe.

*With particular thanks from the
children, parents, grandparents, and
pets who deserve safe streets!*

FLEHAAlerts!

Xmas Eve Festivities



Santa Cruise!

Dec 24, 12-1:30pm (details TBA)

Light Those Luminaries!

Dec 24, by sundown (details on p. 11)



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!



Big thanks to
Linda Bollinger
and the other
volunteers for
organizing and
running this fun
event!



Music in the Park

info@fleha.org

www.fleha.org



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info@fleha.org

www.fleha.org



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www.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.”

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.

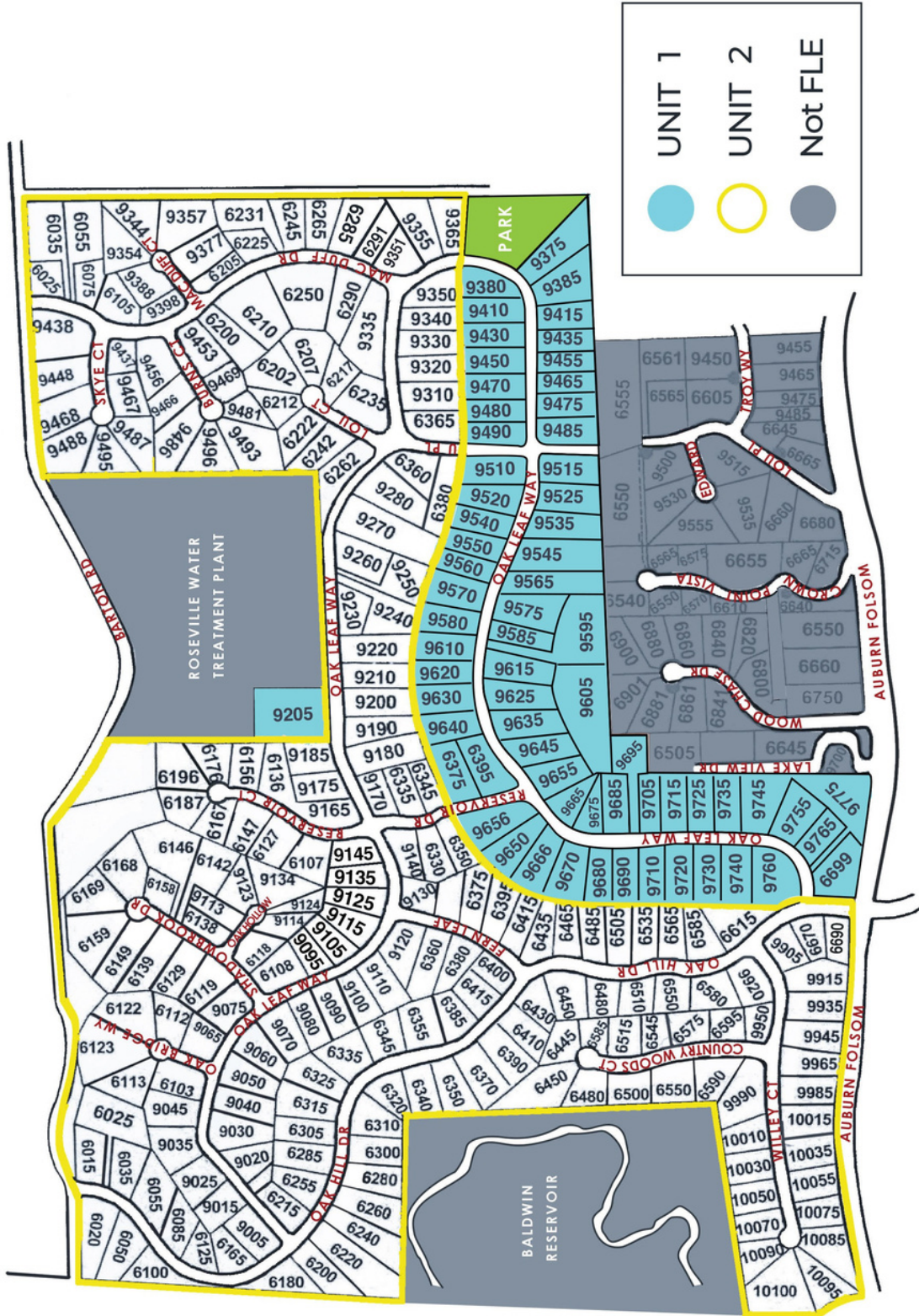
Building/Renovating Unit 2 House: If considering any external additions, alterations, or changes to your property, please submit 2 printed/hard copies of your plans (pdf is also appreciated) to info@fleha.org for HOA review, before submitting to Placer County. Please ensure that plans comply with CC&Rs (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!

FOLSOM LAKE ESTATES



FLE Map

Board Meeting Agendas

Thursday, November 13, 2025, 6:00pm

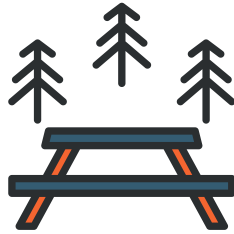
Location TBA

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

NO MEETING
IN DECEMBER

Agendas and meeting dates/times subject to change.

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

Services

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.

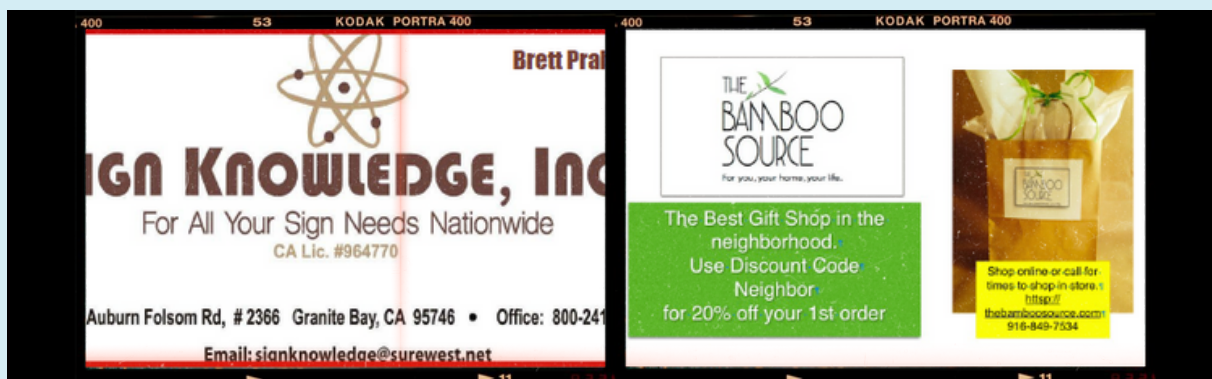
\$60.00 per day or \$90.00 for the entire weekend. FREE

LOCAL delivery and pick-up

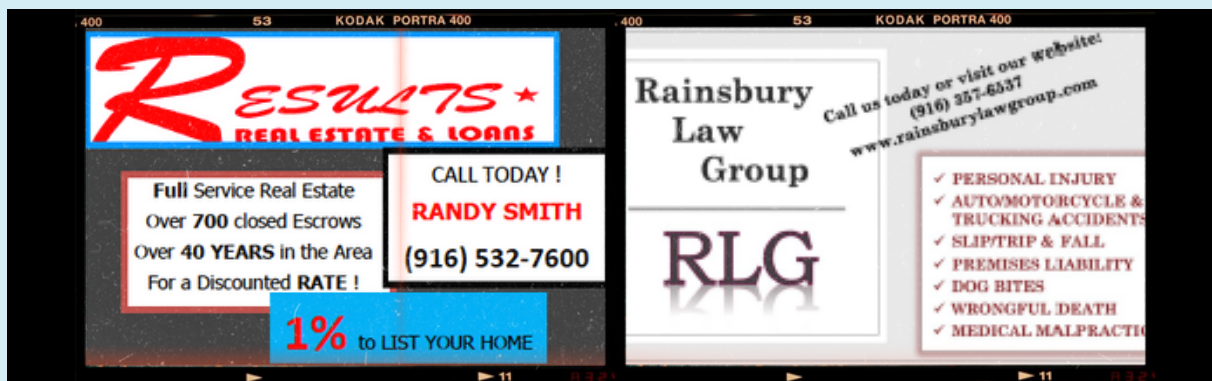
Contact Vinnie Smith

916-899-4354

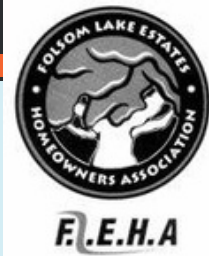
Advertising



Advertising



Advertising



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

November/December 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/

Defensible Space/CAL Fire

<https://www.fire.ca.gov/dspace>

info@fleha.org

www.fleha.org