



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

F.E.H.A

January/February 2026



**More winter
holiday scenes +
HOA dues info
inside...**

FLEHA Newsletter

info@fleha.org

www.fleha.org

Contents

3	Annual HOA Dues
4	Neighborhood Directory
5	Board Meeting Minutes
6	Social Events
7-11	FLEHA Alerts!
12-13	Winter Holiday Pictorial
14-15	FLEHA <i>Fast Facts</i>
16	FLE Map
17	Board Meeting Agendas & Park
18-20	Advertising
21	Handy Reference Guide

Dates of Note

Jan

1	New Year's Day
15	Board Meeting
19	Martin Luther King Jr. Day
29	National Puzzle Day

Feb

2	Groundhog Day
14	Valentine's Day
16	Presidents' Day
	No Board Meeting in February

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

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P.O. Box 2041, Granite Bay, CA 95746

**HOA dues are
due by
February 1,
2026**

Unit 2 Mandatory HOA Dues: \$350

Unit 1 Voluntary HOA Dues: \$140

(see map in newsletter for Unit 1 and 2 boundaries)

Unit 2 homeowners are required to pay annual HOA dues by February 1. A courtesy dues notice is sent by mail and email to Unit 2 homeowners in January; failure to receive the notice does not relieve homeowners of the responsibility to pay annual HOA dues in full and on time. A 10% late fee applies.

Unit 1 homeowners are invited to support the maintenance and improvements of Folsom Lake Estates with a voluntary contribution of \$140 annually. Your annual FLEHA dues help offset costs for social events, the upkeep of the community park, common areas, and entrances, as well as utilities, insurance premiums, and future community improvement projects.

Thank you for supporting your HOA!

Pay FLEHA Dues -- Online Only

Paying your annual HOA dues is as easy as clicking a link or scanning a QR code! Details and the payment link will be included in the courtesy dues notices, which will be sent to homeowners by mail and email in January 2026.

Annual HOA Dues

**The 2026-27
directory is
under way!**

**This year FLEHA will publish a new edition of
our print-only neighborhood directory.**

To have your phone/email included in the 2026-27 directory, you must provide your current contact information on the contact/directory form by 2/1/26, even if you were included in a previous directory. If you do not provide contact info, then only your name(s) and property address (public information) will be listed.

You'll be directed to the contact/directory form when you pay your HOA dues online. Payment details and link will be included in the courtesy dues notice, which will be sent to homeowners by mail and email in January 2026.

Neighborhood Directory

**Minutes
available at
www.fleha.org**

**Interested in knowing what was discussed
during recent or past FLEHA Board meetings?**

**Meeting minutes are available online at
www.fleha.org under the
"Board & HOA Meetings" tab.**

The FLEHA Board will meet six times in 2026
(Jan, Mar, May, Jul, Sep, and Nov), typically on the
third Thursday of the month at 6pm, unless
otherwise notified. Meeting location is
announced via e-blast and bulletin on the
back of the FLE park sign.
All HOA members are welcome to attend.

Board Meetings

**Save the
Dates!**

Egg Hunt: Sun, March 22



Music in the Park: Sat, October 3



Santa Cruise + Luminary Lighting:
Thu, December 24



Social Events 2026

PROJECT UPDATES

from Astound Broadband – as of 12/30/25

- All major construction has been completed.
- Seal coat will be applied over the road restorations in April, or when the temperature is between 70-85 degrees.
- Service connections will continue to be arranged as residents sign up.

**Address all questions to
Astound Broadband at:**

flequestions@astound.com

FLEHAAlerts!

Vandalism at FLE Park

Neighborhood Park Sports Court – Important Notice

The HOA has recently experienced several incidents of unauthorized entry at the neighborhood park sports court. Please remember that the sports court is reserved exclusively for FLEHA members—this includes all Unit 2 residents and Unit 1 residents who voluntarily join the HOA and pay dues. Members receive a sports court key the first year they pay dues; replacement keys are available for \$5.

Unfortunately, we have discovered instances where the lock has been cut, the gate has been left unsecured, and the gate structure has been damaged in attempts to force entry. To protect this shared amenity and deter future incidents, the HOA will be installing security cameras and additional lighting.

If you are a member and need a key to the sports court, please contact Susan at info@fleha.org.

Thank you for helping us maintain a safe and well-kept community space.

FLEHAAlerts!

Annual Policy Statement

FLEHA's 2026 annual policy statement is now available online at www.fleha.org, under the "Legal Documents" tab. The annual policy statement includes the HOA's annual budget, policy statement, insurance disclosure, reserve study, and updated legal documents.

FLEHAAlerts!

Safety Reminders as Days Get Shorter

As the days get shorter and mornings and evenings grow darker, we'd like to remind everyone to be extra mindful of safety in our neighborhood.

- **Drivers**: Please slow down, come to a full stop at all stop signs, and stay alert for walkers, runners, cyclists, and children after dark.
- **Pedestrians and riders**: Consider wearing reflective or light-colored clothing to help improve visibility.
- **Homeowners**: We ask that you keep vegetation trimmed back from curbs, corners, and stop signs so sightlines remain clear for everyone.

A little extra awareness from all of us goes a long way in keeping our neighborhood safe.

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!



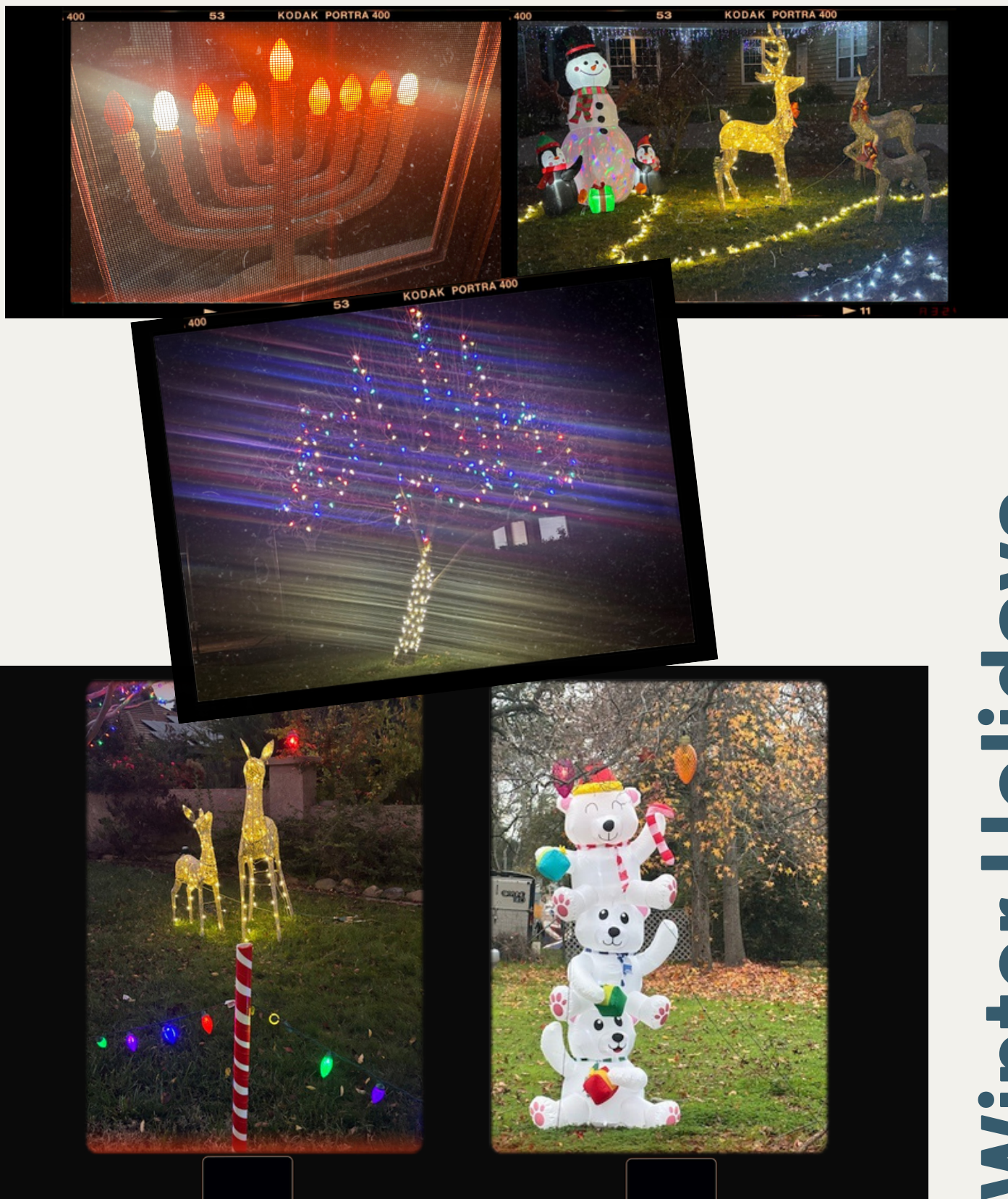
Although our Santa Cruise and luminary events were canceled due to the rain forecast this year, the holiday spirit was evident throughout our neighborhood!



Winter Holidays

info@fleha.org

www.fleha.org



Winter Holidays

info@fleha.org

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. In 2026 they will hold six general meetings (Jan, Mar, May, Jul, Sep, and Nov). 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.

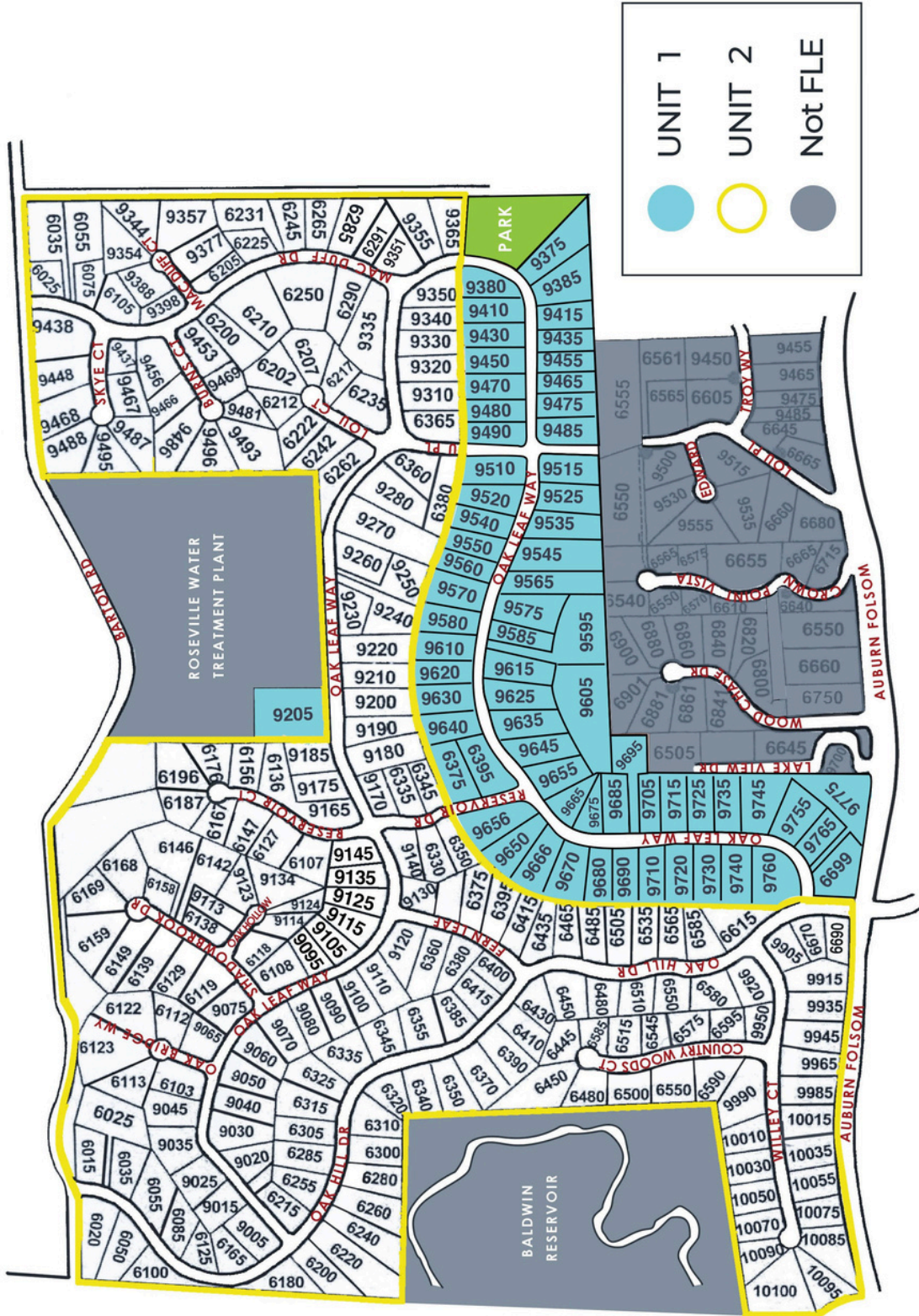
Building/Renovating Unit 2 House: If considering any external additions, alterations, or changes to your property, please submit 2 printed/hard copies of your plans (pdf is also appreciated) to info@fleha.org for HOA review, before submitting to Placer County. Please ensure that plans comply with CC&Rs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



FILE Map

Board Meeting Agendas

Thursday, January 15, 2026, 5:00pm

Location TBA

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

NO MEETING
IN FEBRUARY

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

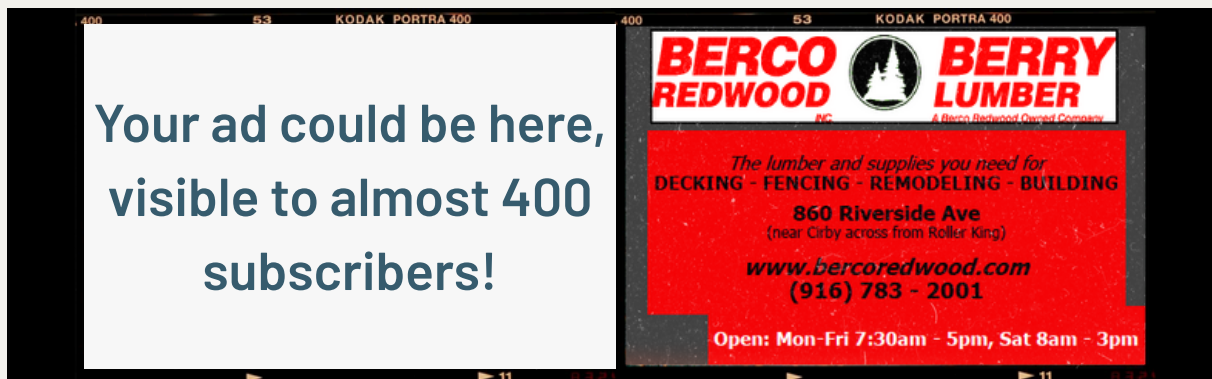
Contact Nicole Howe at (916) 541-4567 for more information



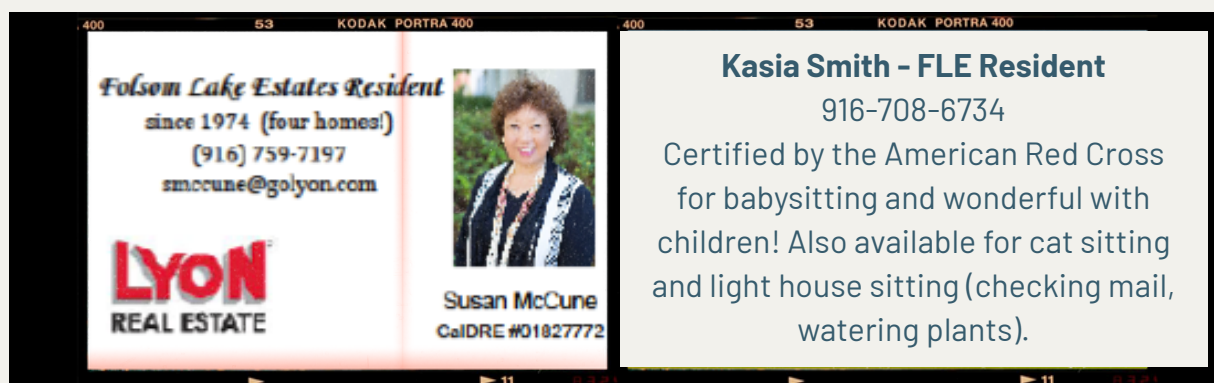
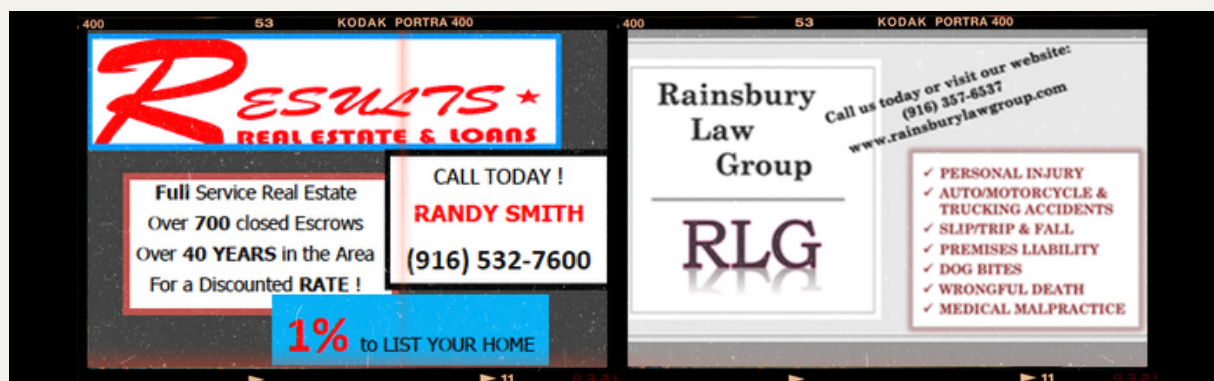
Commercial Bounce House
available for your party or
event.

\$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





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Granite Bay, CA 95746

January/February 2026

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