



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

F.L.E.H.A

March/April 2026

***Spring has sprung
(almost!), the great
egg hunt is on, and
your Board of
Directors is all in!***



FLEHA Newsletter

info@fleha.org

www.fleha.org

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Dates of Note

Mar

- 8 Daylight Saving Time Begins
- 19 Board Meeting
- 20 March Equinox
- 31 César Chavez Day

Apr

- 1 Passover Begins
 - 5 Easter Sunday
 - 24 Arbor Day
- No Board Meeting in April

Board of Directors

President	Marcie Shelton	marcie.shelton@theleaderspartner.com
Vice President	Linda Bollinger	linda.n.bollinger@gmail.com
Treasurer	Ryan Overman	roverman1@proton.me
Secretary	Chris Vadnais	chrisvadnais@yahoo.com
Member-at-Large	Richard Swain	swainjsrj@msn.com
HOA Manager	Susan Moss	info@fleha.org

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

Save the Dates!

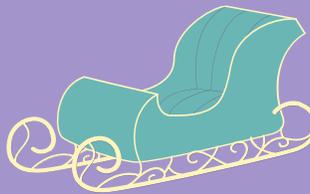
Egg Hunt: Sun, March 22
(details on page 4)



Music in the Park: Sat, October 3



Santa Cruise + Luminary Lighting:
Thu, December 24



Social Events 2026

FOLSOM LAKE ESTATES

EGG HUNT

FOLSOM LAKE ESTATES NEIGHBORHOOD PARK

SUN, MARCH 22 2026

3-5PM

EGG HUNT AT 3PM SHARP!

GAMES!

PRIZES!

SNACKS!

EVERYONE IS WELCOME
BRING A BASKET FOR EACH CHILD

Heavy rain cancels event

Please contact Linda Bollinger to help with this event
linda.n.bollinger@gmail.com

Vandalism at FLE Park

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 plus 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.

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.

Board Meeting Minutes

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.

High-Speed Internet

Astound has completed all project work for our neighborhood, and continues to connect homes to high-speed internet service, at homeowners’ request.

FLEHAAlerts!

Neighborhood Safety

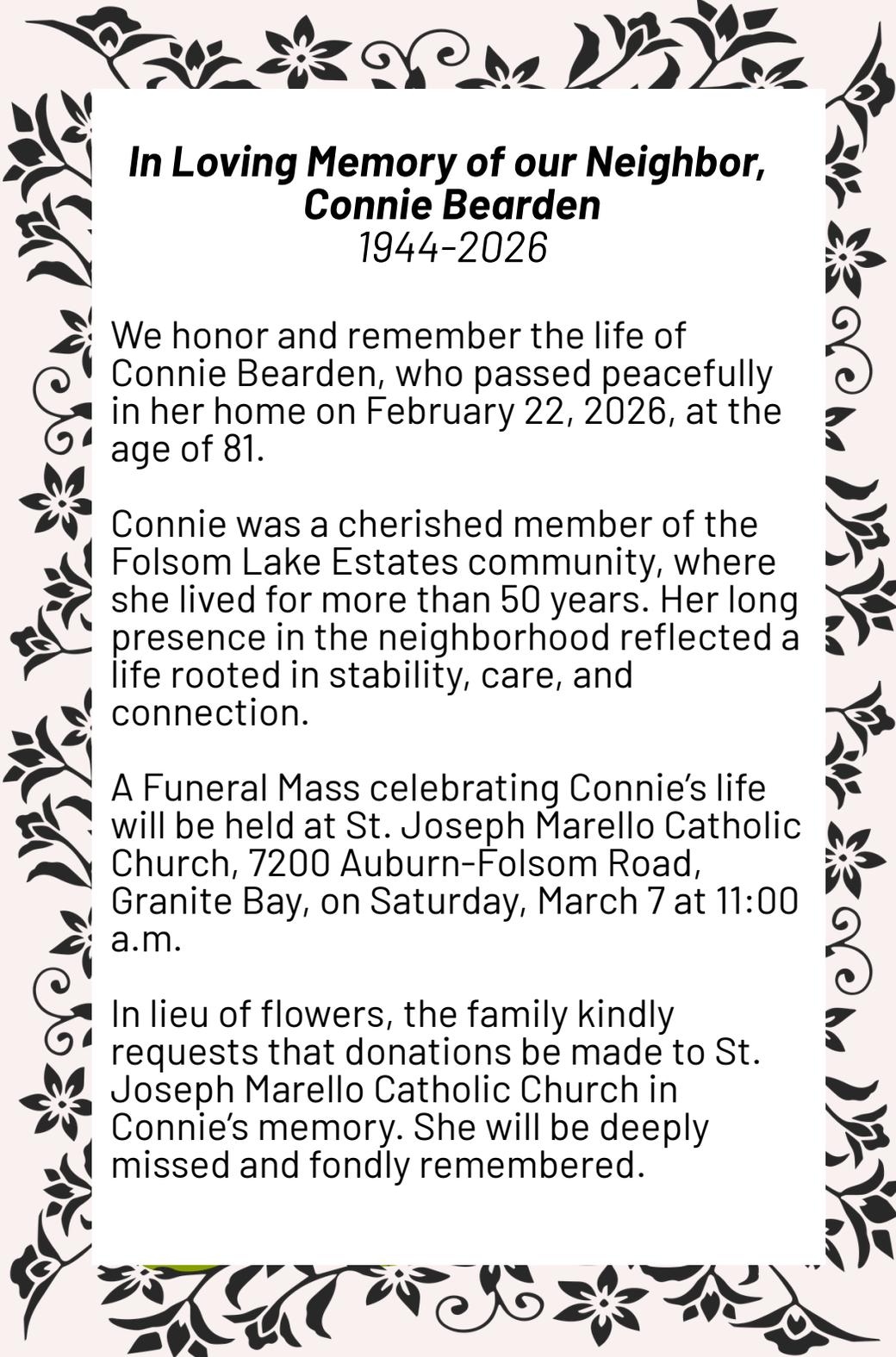
As warmer weather arrives, spring growth and blooming make our neighborhood lush and green. This is a friendly reminder for residents to keep an eye on any overgrown trees, shrubs, or plants on their property.

Please make sure vegetation doesn't extend into streets, block stop signs, hinder corner visibility, or cover fire hydrants. It's every homeowner's responsibility to help keep our streets safe and visible for pedestrians, cyclists, and drivers.

And one more important reminder as we all enjoy being out and about: please come to a full **STOP** at **ALL STOP SIGNS**—whether you're traveling on 2 wheels or 4.

Thanks for doing your part to keep our community safe and beautiful!

FLEHAAlerts!

A decorative border with a repeating floral and vine pattern surrounds the central text area.

**In Loving Memory of our Neighbor,
Connie Bearden**
1944-2026

We honor and remember the life of Connie Bearden, who passed peacefully in her home on February 22, 2026, at the age of 81.

Connie was a cherished member of the Folsom Lake Estates community, where she lived for more than 50 years. Her long presence in the neighborhood reflected a life rooted in stability, care, and connection.

A Funeral Mass celebrating Connie's life will be held at St. Joseph Marello Catholic Church, 7200 Auburn-Folsom Road, Granite Bay, on Saturday, March 7 at 11:00 a.m.

In lieu of flowers, the family kindly requests that donations be made to St. Joseph Marello Catholic Church in Connie's memory. She will be deeply missed and fondly remembered.

Community Announcement

**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!

**VOLUNTEERS NEEDED
FOR MARCH 22
EGG HUNT!**
**Please contact Linda
for details.**

Volunteer!

Meet your All-Volunteer Board of Directors!

Returning Board Member

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: 5.5 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 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.



Board of Directors

Meet your All-Volunteer Board of Directors!

Returning Board Member

NAME: Linda Bollinger

BOARD POSITION: Vice President

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:
Assumed VP position vacated in 2024; new term expires in 2028.

HOW LONG LIVED IN FLE: 4 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 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!



Board of Directors

Meet your All-Volunteer Board of Directors!

Returning Board Member

NAME: Chris Vadnais

BOARD POSITION: Secretary

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 (17) and Kyle (16), and one German Shorthaired Pointer.

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 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.



Board of Directors

Meet your All-Volunteer Board of Directors!

Returning Board Member

NAME: Ryan Overman

BOARD POSITION: Incoming Treasurer

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:
Appointed in 2025; term expires in 2027.

HOW LONG LIVED IN FLE: 10 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.

HOBBIES: ??

WHAT 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.



Board of Directors

Meet your All-Volunteer Board of Directors!

New Board Member

NAME: Richard Swain

BOARD POSITION: Incoming Member-at-Large

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:
Appointed in 2026; term expires in 2028.

HOW LONG LIVED IN FLE: 25 years

WHERE FROM ORIGINALLY: London, UK

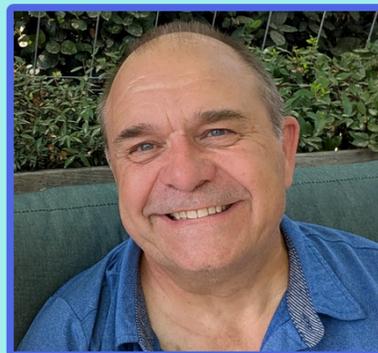
SIGNIFICANT OTHERS: Jacky (spouse)

PROFESSION/FORMER PROFESSION: Formerly a Cybersecurity Manager. Now retired.

HOBBIES: I regularly cycle the Sacramento bike trails, attend a few biking events and enjoy day hiking in California's epic scenery. I occasionally travel with Jacky to visit interesting European destinations.

WHAT YOU LIKE MOST ABOUT FLE/THIS AREA:

I like the mature trees of the estate with a touch of nature and the local wildlife. The location is also within walking distance of Folsom Lake, close to the American River Parkway and Bike Trails, and conveniently a short driving distance to every type of amenity.



Board of Directors

Meet your All-Volunteer Board of Directors!

Special Thanks to Outgoing Board Member...

NAME: Brian Mulrooney

BOARD POSITION: Outgoing Treasurer

WHEN ELECTED TO THE BOARD/WHEN DOES TERM EXPIRE:
Appointed in 2024; term expired 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 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.



Board of Directors

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.”

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.

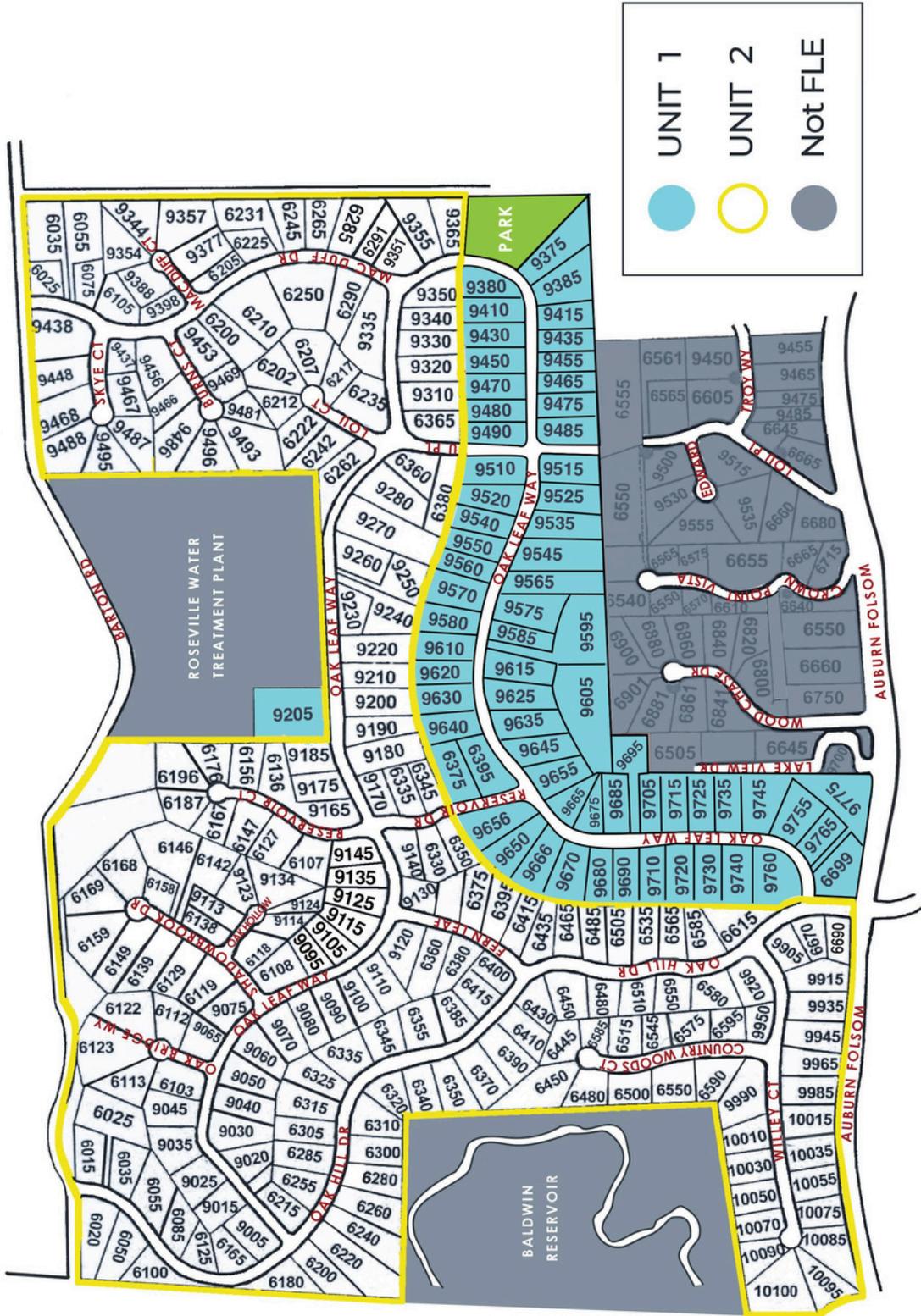
Building/Renovating Unit 2 House: If considering any external additions, alterations, or changes to your property, please submit 2 printed/hard copies of your plans (pdf is also appreciated) to info@fleha.org for HOA review, before submitting to Placer County. Please ensure that plans comply with CC&Rs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

FOLSOM LAKE ESTATES



FILE Map

Board Meeting Agendas

Thursday, March 19, 2026, 6:00pm
Location TBA

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

NO MEETING
IN APRIL

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

Sitting by an Experienced, Reliable Caregiver!

I'm a parent with years of experience caring for children and pets with special needs. I regularly manage medications, routines, and sensitive behaviors, so patience, safety, and clear communication are second nature to me. Calm, attentive, and respectful of routines and boundaries. I can't wait to meet you!

***Please text Brianna at 916-580-4108
for rates and availability.***

Kasia Smith - FLE Resident

916-708-6734

Certified by the American Red Cross for babysitting and wonderful with children! Also available for cat sitting and light house sitting (checking mail, watering plants).

Reliable Neighborhood Handyman Done Right, No Shortcuts

Looking for a dependable handyman who treats your home like his own? I'm a FLE resident and hands-on engineer with years of experience maintaining, repairing, and improving my own home – from everyday fixes to thoughtful upgrades. I take pride in doing things the right way, never cutting corners, and I offer fair, reasonable, by-the-job rates – no surprises.

Services Offered

Furniture assembly * Window blinds installation * Drip Irrigation
Ceiling fan installation * Recessed lighting/fixtures installation
Art, shelves, wall décor & TV mounting * Toilet, sink, faucet replacement
Door knob & hardware installation * Drywall patching * and more!

Please text or call Gerardo at 279-259-3047 for rates and availability.

Advertising

Services

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916-899-4354

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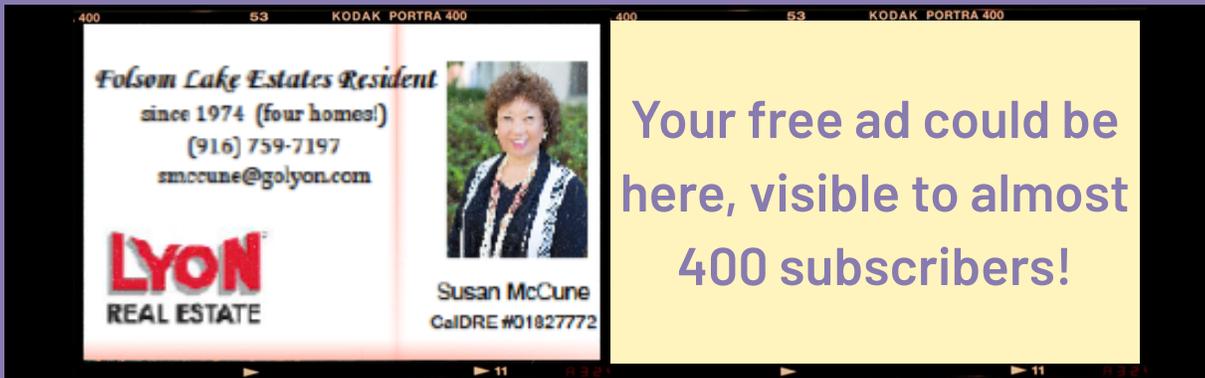


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 916-849-7534

Advertising



Advertising



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

F.E.H.A

March/April 2026

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

Reference Guide

info@fleha.org

www.fleha.org