Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA 95746
F.L.E.H.A

November / December 2026



Music in the Park 2026!

FLEHA Newsletter

On the Inside...

Music in the Park pictorial, Board election, Santa Cruise and luminaries events, pickleball, and more...

Contents

3-4 Luminaries
5 Holiday Festivities
6-7 FLEHAlerts!
8-11 Board & Unit 1 Board Representive Elections
12 Safety Notice
13 Volunteer!
14-15 Pickleball
16-17 FLEHA Fast Facts
18 FLE Map
19-22 Music in the Park Pictorial
23 Board Meeting Agendas & Park
24-27 Advertising
28 Handy Reference Guide

Dates of Note

November

3 Election Day
11 Veterans Day
12 Board Meeting
26 Thanksgiving Day

December

4 First Night of Chanukah
NO BOARD MEETING THIS MONTH
24 Xmas Eve, Luminaries, Santa Cruise
31 New Year's Eve

This & That

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

For non-urgent inquiries, please call the
FLEHA MessageLine at 916-287-3250.

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

NEWSLETTER SUBMISSIONS: Send to info@fleha.org by October 22 for Nov-Dec issue.

Luminary Lowdown 2026



Folsom Lake Estates' best-known tradition returns on December 24. Every Xmas Eve since 1972, neighbors have lined their properties with glowing luminary bags, turning FLE into a holiday wonderland that draws visitors from all over the region to see our candles and decorated homes.

📣 Important: No Bulk Supply Order This Year

In a typical year, HOA volunteers organize the purchase and distribution of luminary supplies for the whole neighborhood. Because the event has been rained out the past two years, most households still have plenty of bags and candles left over, so the HOA will not be offering a bulk supply order this year.

Need supplies?

If you're new to the neighborhood or running low on supplies, we suggest ordering directly from Amazon. These links are just a starting point, not official recommendations.

Flame-powered candles: https://a.co/d/0cTI4Eey
Battery-powered candles: https://a.co/d/0flypUi2
8-lb. paper bags: https://a.co/d/0huHrG2q

Tips: Use 8-lb. bags with flame-powered candles. A lighter-weight bag may work if you use battery-powered candles. One set (72 candles + 72 bags) covers most properties.

Luminaries

How to Set Up Your Luminaries

Before the 24th: The HOA will provide sand a few days before Christmas Eve. Head down to the FLE park and fill a bucket for your household.

On December 24: Plan to finish assembly by mid-afternoon so you're ready to light at sundown. **Note: Heavy rain cancels event.**

1. **Cuff the bags.** Fold down about 2 inches at the top so the bags don't collapse and burn.
2. **Add sand.** Pour about a cup into the bottom of each bag, enough to hold a candle upright.
3. **Add a candle.** Nestle one candle into the sand in each bag.
4. **Arrange.** Place the bags around the perimeter and driveway of your home.
5. **Light at dusk.** Then take a stroll through the neighborhood and enjoy the sparkle!
6. **The morning after:** Toss the used bags and wax, and feel free to spread leftover sand on your lawn.

Here's to a dry, glowing Xmas Eve!

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.

Luminaries

Holiday Festivities

Santa Cruise!

Dec 24, 12-1:30pm

Take a break from assembling your luminaries to join FLEHA's annual Santa Cruise!
Our very own neighborhood Santa will make the rounds in a red sled (of sorts!).
Meet up with Santa at one or all of his stops for candy canes and photo ops!

Santa Cruise Schedule
Thursday, December 24

11:45am -- Line up on the street in front of Santa's house if you are joining the rolling convoy (9455 Oak Leaf Way)

12-12:20pm -- Santa visit at Willey Court

12:25-12:45pm -- Santa visit at Shadowbrook/Oak Hollow

12:50-1:30pm -- Santa visit at FLE Park -- hot cocoa and cookies will be served

Light Those Luminaries!

Dec 24, by sundown
(details on pp. 3-4)



Heavy rain cancels both events.

Don't Forget...

FLEHA MessageLine

One Easy Point of Contact for HOA Inquiries!

916-287-3250

Have a non-urgent question about our neighborhood, the HOA, or something for a Board member? We now have a convenient, one-stop phone mailbox for you.

📞 Call 916-287-3250 and leave a message.

Messages are checked and responded to Monday-Friday. For longer or more detailed inquiries, please email us at info@fleha.org or check our website (www.fleha.org) and the FLEHA Fast Facts section of this newsletter for answers to commonly asked questions.

District 4 Happenings

Get the latest on the Placer County Board of Supervisors and reach out with questions and suggestions to your District 4 Supervisor Suzanne Jones at https://www.placer.ca.gov/District4

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 (scroll to bottom of page).

FLEHAlerts!


Shine With Purpose
COUNTY OF Placer
BOARD OF SUPERVISORS
Supervisor Suzanne Jones
DOUGLAS FEED & PET SUPPLY
PRESENT
Granite Bay
ANNUAL CHRISTMAS TREE LIGHTING
SUNDAY, DECEMBER 6, 2026
AT THE QUARRY PONDS TOWN CENTER
5550 Douglas Boulevard, Granite Bay, CA
4:00 PM – 7:30 PM
Many shops will be open and will have activities for the families.
Santa will arrive at approximately 5:45 PM
Photos available – $5.00
Gift card donations being accepted for kids in need.
6:00 PM
TREE LIGHTING
Followed by
CAROLING, SHOPPING AND FOOD!
Looking for local artisans and business vendors!
Please contact: Mindy Mohlenbrok 916-834-3932

FLEHAlerts!

FLEHA Board of Directors General Election 2027

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 Board positions are up for re-election in 2027. The Board is eager to welcome new members, and would especially love to hear from someone with a financial background.

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 6 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 annual HOA dues – see neighborhood map in this issue) 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, 2026.

More information about the Board of Directors, including job descriptions, is available on FLEHA's website at www.fleha.org, under the "Board & HOA Meetings" tab.

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 2027, 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 2027 at our annual General Board Meeting.

Board Election

UNIT 2

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION NOTICE OF DESIRE TO BE A BOARD CANDIDATE -- 2027

11/1/26

Board perks!

Board members receive free annual HOA dues after 2nd year of service + free attendance at ticketed FLEHA events.

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 2027 FLEHA Board of Directors election, please forward this completed form and any Director Election Statement, postmarked by December 12, 2026, to:

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

Board Election

Unit 1 Board Representative – New Opportunity!

FLEHA Unit 1 Board Representative Election 2027

Why This Role Was Created

Unit 1 homeowners are part of our community, but under the Bylaws they don't hold voting rights and cannot run for the Board. The Unit 1 Board Representative position was created to ensure that Unit 1 members have a voice in every Board discussion, so their concerns are raised early and their ideas help shape the community we all share.

About the Position

- Type: Volunteer, just like our Board positions
- Who's eligible to run and vote for the position: Unit 1 HOA members
- Position's voting status: Non-voting. The Representative participates fully in discussion and contributes ideas, while final votes remain with the Board members.
- Number of openings: One representative. If enough interest, possibly two.
- Term: 2 years

Your Role at the Table

- Attend Board meetings and share input on HOA matters
- Represent the perspective and concerns of Unit 1 neighbors
- Help with special projects or committees as needed
- Offer balance and additional input as the Board weighs its decisions

Interested?

If you're a Unit 1 HOA member and would like to throw your hat into the ring, please complete the "Notice of Desire to be a Unit 1 Board Representative Candidate" form (see next page) and return it to FLEHA by December 12, 2026.

A job description of the Unit 1 Board Representative is available on FLEHA's website at www.fleha.org, under the "Board & HOA Meetings" tab.

Uncontested Election

Details on page 8.

Board Election

UNIT 1

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION NOTICE OF DESIRE TO BE A UNIT 1 BOARD REPRESENTATIVE CANDIDATE -- 2027

11/1/26

Representative perks!

Receive free annual Unit 1 HOA dues after 2nd year of service + free attendance at ticketed FLEHA events.

I desire to be a candidate for election as a Folsom Lake Estates Homeowners Association Unit 1 Board Representative in the upcoming election. I am the owner of a lot within the Folsom Lake Estates Unit No. 1 subdivision identified below and I am a voluntary Unit 1 HOA member. 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 Unit 1 Board Representative Election Statement to the Association. The content of my 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 Unit 1 Board Representative Election Statements that are timely received will be included with the ballot package, which will be mailed to Unit 1 Association Members.
2) By submitting a Unit 1 Board Representative 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 Election Statement were received by the Association.

_____ _____

[Print Name] [Signature]

_____ _____

[Date] [Folsom Lake Estates Unit No. 1 Lot # or Property Address]

To be considered a candidate for the 2027 FLEHA Unit 1 Board Representative election, please forward this completed form and any Election Statement, postmarked by December 12, 2026, to:

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

Board Election



Safety Notice

Thank you to the residents who cleared overgrown vegetation and trimmed trees to improve road visibility. Placer County Public Works' Road Maintenance Division has informed our HOA Board that, going forward, it will support the community in addressing overgrown landscaping that obstructs sightlines.

Consider trimming trees before winter storms, particularly with forecasters predicting a strong El Niño. Protect your trees' health by hiring companies that employ certified arborists.

With heavy winter rainfall expected, clear gutters and drainage systems in the fall. The Watch Duty app now includes a Flood section. Download it and enable notifications for Placer and Sacramento counties to stay informed about local fires and flooding.

The FLEHA Fire Safety Committee has completed a community wildfire risk assessment and is working toward recognition for Folsom Lake Estates as a Firewise Community. The program aims to reduce wildfire risk, improve the chances that homes will survive a wildfire, and make the area safer for firefighters. Learn more about the Firewise-USA-Community-Program.





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!

Volunteer!

PICKLEBALL



OPEN PLAY

FOR FLEHA MEMBERS
NEW PLAYERS WELCOME
MAX 8 PLAYERS
(SIGN UP AT THE COURT)
AGE 13+ ONLY

2ND SUNDAY/MONTH
2-4PM, FLE PARK
BYO EQUIPMENT

OUR THANKS TO AMIR, UNIT 2 RESIDENT, FOR VOLUNTEERING TO HOST!

INFO@FLEHA.ORG
FOR MORE INFO



Inaugural Pickleball Session!





Thanks, Amir!

FLEHA Fast Facts!

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.

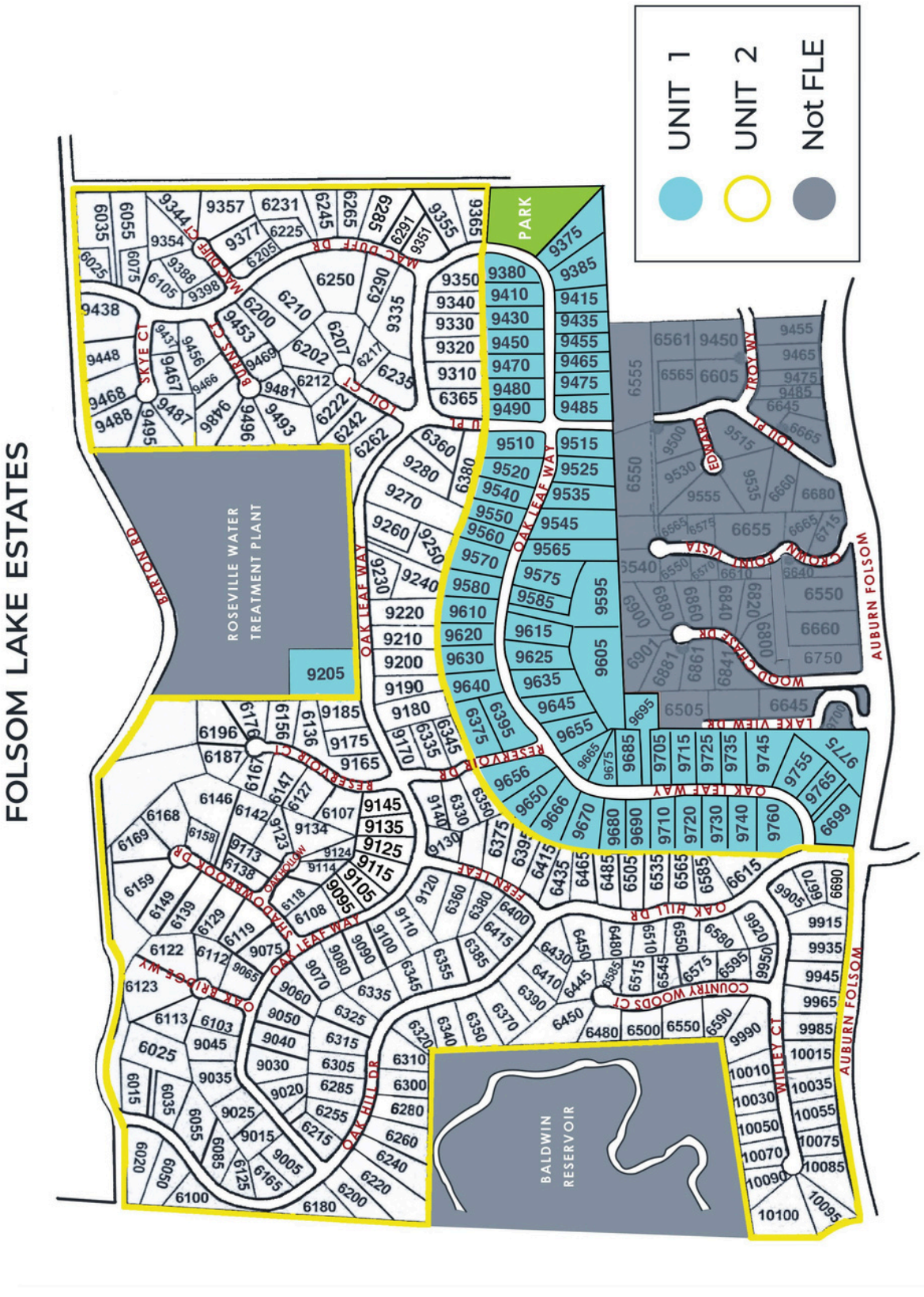
Selling Unit 2 House/Title Documents: Available at info@fleha.org. Cost is $400 (in advance). Online e-check and credit card payments only. Requests are typically processed/emailed within 48 business hours of payment receipt. See details on website (www.fleha.org) under “Demand Documents” tab.

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.

FLE Map



info@fleha.org www.fleha.org



Music in the Park 2026














STOP
DO NOT ENTER
UNLESS
OPERATOR IS
ON DUTY




Roland
pdp




WU-TANG


GRANITE BAY
FOOTBALL


DARK SIDE OF THE BLUE


HANDCRAFTED ARTISAN PIZZA
Robert's
PIZZA OVEN
ARTISAN PIES
PICK UP HERE


An Ice Cream Party ... DELIVERED!
CAPTURE TODAY'S FUN!
JULZ
ICE CREAM
and CANDIES
916-372-2015
www.julzicecream.com



Music in the Park 2026





Huge shoutout to the volunteers who made this event a success:

Linda Bollinger, Hattie Cullen, Melissa Lamberti, Walt Worthge, Marcie Shelton, and Susan Moss



Agendas & Park

Board Meeting Agendas

Thursday, Nov. 12, 2026, 6:00pm
Location TBA

Open Forum/Homeowner Comments
Review of Approved Sep. 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

Services

Sitting by an Experienced, Reliable Caregiver!

I'm the parent of a young child and have 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.



Advertising

Services

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).

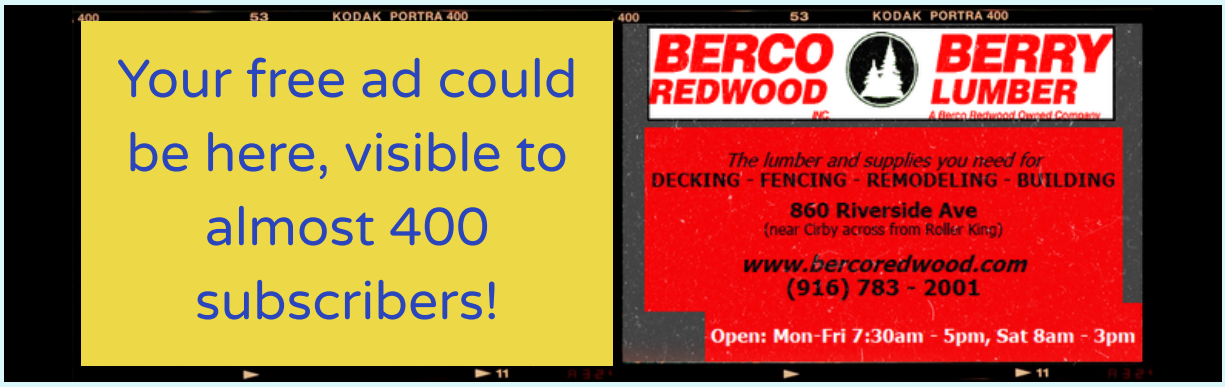
Advertising

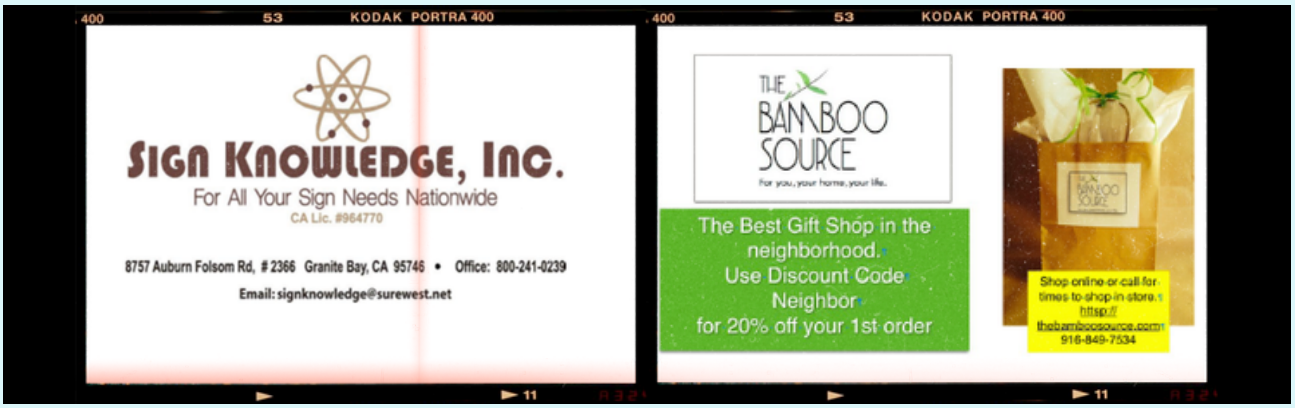




Commercial Bounce House available for your party or event. $60.00 per day or $90.00 for the entire weekend. FREE LOCAL delivery and pick-up
Contact Vinnie Smith
916-899-4354

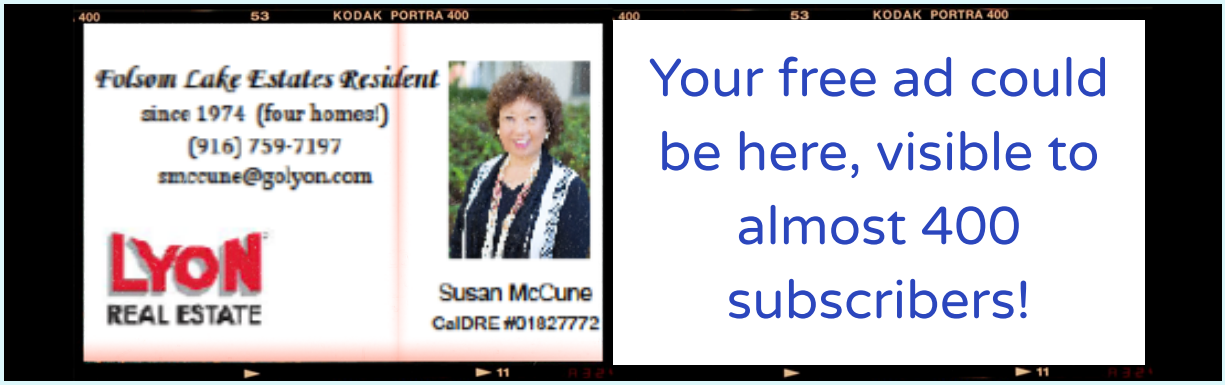






Advertising





Advertising

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

November / December 2026

Reference Guide

EMERGENCIES	9-1-1
Placer County Sheriff	www.placer.ca.gov/Sheriff
Main Office Non-emergency Dispatch	(530) 889-7800 (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
District 4 Supervisor Suzanne Jones	https://www.placer.ca.gov/District4