



Kent Woodlands Journal

Newsletter # 194

December 2011

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Corner: A Season of Thanks

Thanksgiving saw many families and groups of friends ambling along our holiday-quieted roads, savoring a lovely autumn afternoon, a little life digestion, in honor of digestion, a pleasant way to observe a Woodlands holiday.

The bewildering speed of the seasons slipping by seems to accelerate this time of year. Such a rush and crush of events that crowd our calendars, the shopping hubbub, the frantic planning and scheduling, the whirl of parties, out-of-town guests, relatives visiting – time compresses. The challenges of managing it all, the fun, the stress, a tad more cheer of the liquid variety, all wraps one's head in a pleasant daze, a holiday blur. Pretend if you want that you're on top of it all, it doesn't matter. Add a dash of enchantment brought by the early nightfalls and magical neighborhood lights. Here we go: The holidays are upon us!

The year drawing to a close, hardly a gentle stream for life's passage, but more like roiling rapids and cataracts, we navigate the journey with as much dignity and pluck as we dare. The seasons offer a

reassuring rhythm of recurrence, markers along the way. Anchoring us in the midst of life's turbulence, this observance of our seasonal rituals, sacred and secular, reminding us of the familiar, the steady: a family thanksgiving, a holiday gathering, a school concert, a reunion with friends, a religious service, the things we always do this time of year, wasn't it fun last year, let's be sure to come back next year. As it all courses by, our way of holding on, holding together, finding the center. Coming together. I've been here before, I know this place, it will all be all right.

Whatever one's persuasion, this is a special time to acknowledge all that we have to be grateful for. And gratitude heals. Praise be. The World may not be all that we want it to be, but this little part of it that's ours we can make as good as we try. Let's raise a toast to the Season: Thank you good neighbors for being a part of our community! See you at the Kent Woodlands Holiday Party!

— Josh Rafner, President

A Fond Farewell and a Hearty Welcome

We regret to announce that **Betty Segars** has resigned from the KWPOA after several years of volunteering her talents to our community. Betty became a member of the Architectural Committee in 2004, and in 2008 was appointed to the Board of Directors and became the AC Chair. Betty's contributions in both her roles are immeasurable, and we are grateful that the Board — and all Kent Woodlands residents — were lucky enough to benefit from her efforts.

At our December 1st meeting, the Board of Directors, by unanimous vote, appointed **Anne Barr** to fill the vacancy left by Betty's departure. Anne and her husband Ron Cohn have lived in Kent Woodlands for 11 years, having previously lived in the Washington DC area. A lawyer with degrees from the College of William and Mary and Georgetown University, Anne is currently a partner in a consulting firm. She also has an accounting background and has been involved in a number of charitable causes. Anne has attended many Board meetings and has become actively involved in issues facing the KWPOA membership. We are confident that she will make a meaningful positive impact on our Board and our community. Please join us in welcoming her!

Pets & Open Space

As we all know, Kent Woodlands has several trailheads that are popular with residents and non-residents alike. Use of the open space adjacent to Kent Woodlands is a privilege that we are all lucky to enjoy.

We'd like to remind everyone who our uses our local open space lands to take responsibility for cleaning up after their dogs. Be sure to carry disposable bags with you, and either put the waste in a trash can at the trailhead or at your home. Using a plastic bag doesn't help if you just leave it on the trail! Thanks in advance for your help.

Sheriff's Report

The following is a recap of Sheriff's activities in Kent Woodlands during the month of October 2012:

Vacation Homes	6 Homes
Vacation Checks Completed	55 Checks
Extra Patrol Requests	1 Request
Alarm Activations	8 Responses
911 Hang-Up	2 Incidents
Suspicious Circumstance	2 Incidents
Noise Disturbance	1 Incident
Assist Fire Dept./Medical	8 Incidents
Misc. Service/Advice Calls	5 Requests
Petty Theft	1 Incident
Grand Theft	1 Incident
Burglary	1 Incident
Restraining Order Violation	1 Incident
Trespassing	1 incident

The theft and burglary incidents involved items taken from a side yard and from unlocked cars. Please remember to lock your cars and keep your garage doors closed!

Vehicle Related Matters

Traffic Stops	3 Stops
Parking Complaints	3 Complaints
Parking Citations Issued	2 Citations
Susp. Vehicles	4 Vehicles
Assist CHP	2 Incidents

— Submitted by Deputy Glenn Hinchee

Election & Annual Meeting

KWPOA's Election and Annual Membership Meeting is scheduled for January 18th, 2012 at 7:00 pm in Rooms 8/9 at Kent Middle School. Ballots are currently being prepared and will be mailed to all members in good standing by December 15th. There are six candidates for four board seats, and you can read their candidate statements in the enclosed insert.

When you receive your balloting materials, please read the instructions carefully. Ballots that are submitted without the required identifying information and member signature cannot be counted. If you have not received your voting materials by December 19th, please contact the office as soon as possible.

Evergreen Drive Action

The KWPOA would like to take a moment to recognize the work of resident Peter Sollé, who has headed up efforts to put pressure on the County to improve Kent Woodlands' roads. Together with several neighbors, Peter formed the Evergreen Drive Action Committee, whose primary goal is to convince the County that Evergreen is in dire need of complete repaving. Although the bureaucratic progress is slow, the committee has had an impact. Peter credits Craig Parmley, Road Maintenance Engineer at the Department of Public Works, with maintaining an open dialogue about potential solutions. Many thanks to Peter and other members who have volunteered their time to this cause.

*Best Wishes
for a Healthy & Happy
Holiday Season!*

ARCHITECTURAL APPLICATIONS

December 2011

Please note: This newsletter is your official notice from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you.

Applicant	Property Address	Category/Project Description
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New Applications

Courtney	313 Goodhill	C1: Minor Change - Soalr Installation & Relocation of Thermal Panels
Jorstad	41 Evergreen	C3: Preliminary Review - New Covered Deck & Retaining Wall Replacement

Applications Approved

Clifford	125 Woodland	C1: Minor Change - Change in Fence Color
Stratakos	10 Rock	C2: Minor Addition - Window Replacement & Roof Modification
Wright/Rubino	140 Rancheria	C2: Minor Addition - Exterior Modifications
Leh	317 Crown	C3: Preliminary Review - New Single Family Residence
Fletcher	5 Rancheria	C7: Changes to Approved Plans - Change in Materials
Miller	71 Ridgecrest	C7: Changes to Approved Plans - Expansion to Approved Deck
Stamper	414 Crown	Retaining Wall Replacement (Exempt)
Schacter	12 Madrone	Re-painting of House(Exempt)
Day	424 Woodland	Removal of Tree (Exempt)
Raynal	10 Idlewood	Removal of Tree (Exempt)
Becker	55 Idlewood	Removal of Tree (Exempt)
Whitescarver	405 Goodhill	Removal of Tree (Exempt)

Open Enforcements

Winchester	26 Rock Road	Unauthorized construction: retaining wall
Smith	111 Idlewood	Unauthorized construction: retaining wall and pool
Hopkins	111 Diablo	Unauthorized removal of trees/and unauthorized installation of fence

Note: Architectural Committee actions are not final until ratified by the Board.

ARCHITECTURAL COMMITTEE INFORMATION:

MEMBERS: Bill Riley, Jim Schafer, Betty Segars (Chair) **COORDINATOR:** Alison Schlosser

MEETINGS: Held at the KWPOA Office at Kent Middle School on **the 2nd and 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the Newsletter and placed on the agenda, **COMPLETE** applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to the KWPOA office at 721-7429. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

KWPOA Contact Info

Mailing address:

**P.O. Box 404
Kentfield 94914**

Phone:

415-721-7429

Fax:

415-721-7468

Web Site:

www.kwpoa.com

Email:

info@kwpoa.com

Josh Rafner, President

jrafner@kwpoa.com

Kathy Goldsmith, Secretary

kgoldsmith@kwpoa.com

Jesse Gossett, Treasurer

jgossett@kwpoa.com

Anne Barr, Director

abarr@kwpoa.com

Peter Brockman, Director

pbrockman@kwpoa.com

Marie Lyons, Director

mlyons@kwpoa.com

Tim Treadway, Director

ttreadway@kwpoa.com

Jeanne Williams, Administration

jwilliams@kwpoa.com

Alison Schlosser, AC Coordinator

aschlosser@kwpoa.com

Other Important Phone Numbers

All Emergencies:

911

Fire Department:

453-7464

Sheriff's Department:

499-7234 or 479-2311

Regular Board Meeting Agenda

Date: Thursday, January 26, 2012

Time: 5:30 p.m.

Place: KWPOA office at Kent Middle School

Call to Order

Public Comment

Approval of Minutes

AC Report and Ratifications

Officers' Reports

County Update

Fire, Traffic & Safety Committee Report

Social Committee Report

Administrator's Report

Next Board Meeting Agenda

New Matters

Unfinished Business

Adjournment; Reconvene in Executive Session for any legal, personnel or enforcement actions

The KWPOA Board of Directors' regular meetings are held on the fourth Thursday of each month. Board meetings are open to all Association members. If there are issues you would like to place on the agenda, please notify the office.

CANDIDATE STATEMENTS

KWPOA Election for Board of Directors – 2012

PETER BROCKMAN (Incumbent)

It has been a pleasure to serve the community as Board Member the last 2 years. I have had the opportunity to learn firsthand about the day to day tasks and long term commitments our neighborhood is always up against.

Ethics, fairness and dedication are what I hope to contribute as Board Member. Long term, during the next 2 year appointment, my goal is to work with members of the Fire Department, County and other public agencies to develop and improve our collective fire, safety and traffic needs for the future. Being a native, a graduate of Bacich, Kent, Redwood and a proud parent of two at Bacich and Kent, I pledge to do my best to maintain all of my neighbors trust and work to insure that our pristine, unique and beautiful Woodland qualities are there for all to enjoy.

My more than 20 years in Sweden and Germany, plus having had the pleasure of studying Architecture at Harvard/MIT (Masters) & UC Berkeley (Bachelors) have helped broaden my views and sharpen my professional skills. Hopefully, with my background, I can contribute to AC matters and the diversity of the many projects our valley continues to inspire.

I look forward to volunteering my time and efforts again. Thank you for your support.

MARIE LYONS (Incumbent, President of Kentfield Schools Foundation (kik), mother)

I have been a member of the KWPOA Board of Directors since October, and would welcome the opportunity to continue in this position. I have been very involved in the Kentfield Schools Foundation (kik) for the past three years (Annual Giving Chair 2010-11, President 2011-12) and have been impressed by the time, energy and financial resources this community has dedicated to our schools. It has proved to me that a community can be more than the sum of its parts.

My husband, four sons, and I moved to this neighborhood after living in London for ten years. Every day I appreciate the natural beauty and wildlife that we are surrounded by in the Woodlands. It is a pleasant way to be reminded that although we are busy getting to meetings, appointments and activities, we are a tiny part of an enormous world. As a KWPOA board member, I would be fair, honest and inclusive while doing my best to address issues that are important to our community members. I am impressed with and immensely grateful for the hard work and enthusiasm of our existing Board, and would be honored to be elected onto your KWPOA Board. Thank you for your support.

CARL POLESKY (42 year resident of Kent Woodlands, retired business owner)

I want to be a member of the KWPOA Board so I can give back to the community which gives me privacy, natural beauty, and a wonderful neighborhood.

Trees and view restoration is an important element of the environment of Kent Woodlands, and the current handling of view restoration matters has generated much controversy this past year. I want to be sure our trees/views rules reflect what the community wants, and are applied in a fair and unbiased manner. I am a strong proponent of maintaining residents' rights to privacy and views.

Road repair has become a major issue and problem in our community. We need to work together and lobby Marin County so our roads receive the attention they need. I am not in favor of imposing a new tax on Woodlands residents to pay for road maintenance that should already be covered by our property taxes. Our Board should not be exploring this expensive and divisive option with the County (see November Newsletter) without resident input to determine community support.

I support involvement of community voices at monthly Board meetings, with the belief that all residents should be treated respectfully.

First and foremost, the Board must be responsive and responsible to the homeowners they represent.

COMMUNICATION, TRANSPARENCY AND ACCOUNTABILITY to the residents of Kent Woodlands is critical to the continued stability and vitality of our community.

JOSH RAFNER (Incumbent, 11 year resident of Kent Woodlands)

I'm proud to have served our community on the KWPOA board.

We've accomplished a lot: brought professional management to the Association and to the architectural review process; built community through block parties and neighborhood dinners, the popular Halloween parade and holiday party; pushed relentlessly for funding for road repair and repaving; improved cooperation with the County to better coordinate review of building applications; led community efforts to improve College Avenue safety and appearance, and control College of Marin development; held the line on assessment levels with only a single 20% increase in the last 4 years; refreshed the KWPOA website and newsletter; published the first KWPOA neighborhood directories; supported school bond measures and schools foundations; negotiated the extension of neighborhood extra police protection; teamed with the Fire Department to reduce fire danger in the Woodlands; forged strong relationships with our Supervisor and other officials to support Kent Woodlands' interests. We've also worked hard to insure fairness and balance in the architectural review process and in the handling of neighbor-to-neighbor issues.

Looking ahead, my goal is to build on this record to insure adequate funding for our neighborhood priorities of roads and safety, bring fairness and wisdom to every case brought to our board, protect our core virtues of a desirable and attractive woodland community, and strive to continue making this a neighborly place of caring people who share a beautiful home called the Kent Woodlands.

Thank you for your support, and please re-elect our incumbents in the coming election.

TIM TREADWAY (Incumbent, real estate developer, father of two)

I have served as a Director on the KWPOA Board for the last four years (two terms). My wife Carol and I moved to the Woodlands (Woodland Rd.) in June of 2005. We have two young daughters who attend Bacich and Kent.

Four years ago I said in my Candidate Statement "my interest lies in exploring new ways in which we can improve services such as road repair and better maintenance of 'public areas' as well as creating new infrastructure, such as parks and 'green areas', which are currently lacking." That feeling has not changed.

While somewhat tempered by the harsh realities of our County's fiscal difficulties I strongly believe that the Kent Woodlands, as an "unincorporated high-tax area", requires a strong and consistent voice to represent its interests. While we have made progress in getting the County's attention on certain issues (i.e. road re-paving, etc.) much more work is needed. I look forward to continuing this charge as a KWPOA Board member for another term and hope that you will give me that support. Thank you.

MIMI WILLARD (Doctoral Candidate, Runner, Volunteer Leader)

My aim is to advocate for the interests of KWPOA members. I pledge to *always* put protecting the community's interest ahead of protecting the board or individual trustees. As a former director of a well-run HOA, I've learned harmony flourishes only when directors set aside personal, financial, and political agendas.

Recently, I helped spearhead a successful effort to rescue from planned destruction the College of Marin track, a vital local asset. Our coalition worked cooperatively with COM developing a cost-effective renovation plan and securing funding from existing tax receipts. KWPOA's Directors should lead a similar initiative to maintain its roads: tapping county resources rather than (as it's currently exploring) a costly additional assessment (CSA).

I also serve on the Tamalpa Runners (650 member) board, an exemplar of openness, transparency, and responsiveness. The club's board welcomes members' participation in its deliberations; the newsletter and website encourage free expression; any complaint or suggestion receives thoughtful, immediate reply. KWPOA should move to do the same.

For several years I served on Reed College's board and its budget committee, where I advocated restrained tuition and expense growth. KWPOA's latest 4 years' dues surge of 57% merits a re-think of priorities and approaches. Proactive problem-solving cuts spending on lawyers, mediators, moderators and consultants. KWPOA permitting could be streamlined and focused on major projects that need oversight.

Keeping peace in our kingdom requires leaders with time and dedication to friendly, efficient problem-solving. I pledge to serve you effectively.