



# Kent Woodlands Journal

Newsletter # 189

July 2011

The monthly newsletter of the Kent Woodlands Property Owners Association

## In Search of Peace and Quiet: What Are Our Noise Rules?

We have received several recent inquiries regarding noise disturbances in the Woodlands. As a reminder to all residents, the following is a summary of KWPOA's noise rule:

### **Noise Rule Adopted January 25, 2007**

No owner shall permit loud and unreasonable noise to emanate beyond their property line that annoys or disturbs the quiet enjoyment of neighboring property owners or residents. The County of Marin also has an ordinance regulating loud and unnecessary noises, and citizen complaints related to noise are investigated by the Marin County Sheriff. Because noise from sound equipment, mechanical equipment, dogs, power tools and construction is most often the source of noise complaints, the following will clarify the Association's rules regarding noise complaints:

**Sound Equipment:** Unreasonable noise from sound equipment, including but not limited to radios, hifi systems, televisions, and musical instruments, shall be contained within the property lines at all times and any noise from sound equipment emanating beyond an owner's lot must cease between 11:00 p.m. and 7:00 a.m.

**Mechanical Equipment:** Noise from mechanical equipment, including but not limited to pool pumps, generators, garage door openers and similar devices, shall be sufficiently soundproofed using the most up to date soundproofing methods so that unreasonable noise is contained within the property lines at all times. Design reviews of

driveways, arrival courts, sports courts, paved terraces, pool and other noise generating areas will ensure minimal increases in existing noise levels experienced by neighbors.

**Dog Barking:** Residents shall take all reasonable steps to prevent dogs from barking and making noise that disturbs and annoys neighbors. Incessant barking is expressly prohibited.

**Power Tools:** The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30 a.m. and 5:00 p.m. Monday through Friday, 9:00 a.m. and 4:00 p.m. on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

**Construction:** Regulations and permit approvals limit the hours for construction-related activities to between 7:30 a.m. and 5:00 p.m. Monday through Friday, 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is allowed on Sundays, state or national holidays (New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8:00 am to 5:00 pm Monday – Friday only.

## EVENT

### ***Kent Woodlands Community Workshops: Views and Trees—DATE CHANGE***

Please join us for a facilitated community discussion on issues related to views and trees in Kent Woodlands. We have scheduled two workshops to be held in the Kent Middle School Library:

**Session One: September 14th at 7:00 pm**

**Session Two: RESCHEDULED—DATE TO BE ANNOUNCED**

All members are encouraged to attend. Additional information will be provided as we get closer to the date.

## FIRE SAFETY:

### Got Defensible Space?

Fire season is here, and it's time for a reminder about fire safety in Kent Woodlands. We live in an area of tremendous natural beauty, but it's also prone to wildfire. Fortunately, you can take steps to dramatically improve the safety of your home, and the entire community, by creating an appropriate area of defensible space around your property.

Thinning and clearing brush from around your home is not an option — it is absolutely necessary to reduce your risk of loss. A minimum of thirty feet of defensible space gives fire fighters the space they need to deploy their hose and equipment. If you live on a steep lot, 100 feet of clearance may be recommended.

Create a defensible space zone by keeping in mind the three R's of defensible space:

- **Remove** dead and dying grass, shrubs and trees
- **Reduce** the density of vegetation (fuel) and ladder fuels (those fuels extending from the ground to the tree canopies).
- **Replace** hazardous vegetation with fire-resistive, irrigated landscape vegetation including lawn or other low-growing groundcovers and flowering plants.

We encourage KWPOA members to call the Fire District office at 453-7464 to make an appointment with a fire fighter to inspect your property and recommend specific fire safety enhancements.



### BULLETIN BOARD

**Wanted:** Evening assistance for retired physician and wife in the Woodlands, 6 P.M. to 11 P.M. a few nights per week. Easy dinner prep and clean-up, trips to bathroom, night time prep. No cleaning, cooking or driving. Mature teen okay. Hourly wage starting at \$12. Please contact me at [wendysmit@hughes.net](mailto:wendysmit@hughes.net) or 707-431-7913.

Please send bulletin board submissions to [info@kwpoa.com](mailto:info@kwpoa.com), or call us at 721-7429.

## Having a Party?

As we head into the season of summer celebrations, please consider making **courtesy calls** to your neighbors prior to your party or event. This will give them advance notice of potential **parking issues** and help them plan accordingly. They will appreciate it!

# HAPPY SUMMER!

## Sheriff's Report

The following is a recap of Sheriff's activities in Kent Woodlands during May 2011:

Vacation Homes	8 homes
Vacation Checks Completed	53 checks
Alarm Activation Responses	18 responses
Citizen Assists/Misc. Service	11 incidents
Suspicious Circumstance	2 incidents
Suspicious Person/Vehicle	4 persons
Assist Fire Dept./Medical Calls	3 incidents
Civil Matter	2 incidents
Burglary Report (Car Burglary)	1 incident
Warrant Arrests	2 arrests
Coroner's Cases	1 case

### Traffic/Vehicle Related Matters:

Traffic Stops	3 stops
Parking Complaints	1 complaint
Parking Citations Issued	4 citations
Traffic Hazards/Assist CHP	5 incidents

— Submitted by  
Deputy Chuck Thompson

# ARCHITECTURAL APPLICATIONS

July 2011

## **IMPORTANT NOTE: There will be no Design Review Meetings in August**

**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
<b>New Applications</b>		
Stiles	611 Goodhill	C1: Minor Change - Tree Removal & Replacement
Rodriquez	224 Woodland	C2: Minor Addition - New Exterior Finishes
Cummings	310 Goodhill	C4: Significant Changes in Appearance - Minor Addition & Re-model
Goshay	81 Rock	C7: Changes to Approved Plans - Misc. Changes/Additions
<b>Applications Approved</b>		
Garwood	11 Rock	C2: Minor Addition-Laundry Room Conversion, New Roof & Sky-lights
Franklin	33 Spring	C6: Teardown - New Single Family Residence
Goshay	75 Rock	C4: Significant Changes in Appearance - New Entry/ Breezeway Modification
Dabora	16 Spring	C6: New Construction - New Single Family Residence
Glander	11 Spring	Removal of Tree (Exempt)
Rafner	45 S. Ridgecrest	Tree Trimming (Exempt)
Kwan	8 Spring	Removal of Trees (Exempt)
<b>Open Enforcements</b>		
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 2<sup>nd</sup> and 4<sup>th</sup> 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 21<sup>st</sup> of the preceding month (or the Friday prior if the 21<sup>st</sup> 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](http://www.kwpoa.com)

**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

Josh Rafner, President	<a href="mailto:jrafner@kwpoa.com">jrafner@kwpoa.com</a>
Mark Garwood, Vice President	<a href="mailto:mgarwood@kwpoa.com">mgarwood@kwpoa.com</a>
Kathy Goldsmith, Secretary	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a>
Jesse Gossett, Treasurer	<a href="mailto:jgossett@kwpoa.com">jgossett@kwpoa.com</a>
Betty Segars, AC Chair	<a href="mailto:bsegars@kwpoa.com">bsegars@kwpoa.com</a>
Tim Treadway, Director	<a href="mailto:ttreadway@kwpoa.com">ttreadway@kwpoa.com</a>
Peter Brockman, Director	<a href="mailto:pbrockman@kwpoa.com">pbrockman@kwpoa.com</a>
Jeanne Williams, Administration	<a href="mailto:jwilliams@kwpoa.com">jwilliams@kwpoa.com</a>
Alison Schlosser, AC Coordinator	<a href="mailto:aschlosser@kwpoa.com">aschlosser@kwpoa.com</a>

## 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, July 14, 2011 (**NOTE CHANGE!**)

**Time:** 5:30 p.m.

**Place:** KWPOA office at Kent Middle School

1. Call to Order
2. Public Comment
3. Approval of Minutes
4. AC Report and Ratifications
5. Officers' Reports
6. County Update
7. Fire, Traffic & Safety Committee Report
8. Social Committee Report
9. Administrator's Report
10. Solar Panel Guidelines
11. CSA Brainstorming
12. Next Board Meeting Agenda
13. New Matters
11. Unfinished Business
12. 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.