



Kent Woodlands Journal

Newsletter # 184

February 2011

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Corner

Christmas Memories... What star in the East could have foretold our Santa surprise from the Ross Valley Sanitary District: a record sewage spill besmirching Kentfield's streets and schools during the holidays. Elves in Day-Glo worked 24/7 minding the yuletide yuck, that will be triple-time thank you. What brought this blessed event? Eco-terrorism, the crap cognoscenti ominously warned. Call in Inspector Clouseau. A contractor's mistake seems the more likely explanation reports an IJ news flash. A grateful public heaves a sigh of relief. Phew. All we need is a suicide sewage bomber in our midst.

Really, how could this have happened? Our local governance and basic service delivery is such a patchwork of special districts, elected boards, fees, parcel levies, taxes and nickel and dime add-ons that no-one seems adequately accountable. Our Supes convene a grand jury just to figure out why so much money is being misspent. Let's face it: Our local governance is an improvised artifact of mid-20th Century suburban sprawl and tax revolt work-arounds. It's just plain not working to finance and deliver services, schools and roads efficiently and accountably for 21st Century Woodlanders. And sadly, as we watch our roads disintegrate, our schools relying more and more on private generosity and special bonds, all the glory of the ka-ka Christmas, and the dismal paralysis at the County that our neighborhood activists face when we try to get an intersection made safer or a little planning help for the

'hood, the solution that presents itself is that if you want something, you just have to do it yourselves. Ask not what your County can do for you. Ask not. Stop asking, would you.

Well, we're not going to stop asking, but as many voices at our recent KWPOA Annual Meeting rang out, it may be time to take on some neighborhood self-help improvement projects. Greenbrae's smooth seas of asphalt and flower-ous medians are financed by a special district they voted for. Improvement-envy. Look at Ross. Look at every other local community that has taken matters into their own hands as an incorporated entity. We've done a special district once before for our extra police protection, but it may be time that we consider a second special district financing for road and other neighborhood improvements. The bottom line: If we want better, some part of it at least we'll need to pay for ourselves.

The Annual Meeting was well attended and, by general consensus, successful. Whatever inspires the turnout, whether curiosity, civic duty, personal gripes or hope to see a local goat rodeo, thank you good citizens for devoting an evening and contributing to some genuinely helpful and positive discussion. It was striking how much energy and enthusiasm there was to take on some of our challenges and opportunities for neighborhood improvements. There's reason for hope. Let's go for it.

— Josh Rafner, President

New Projects in 2011? Plan Early for Design Review

As the long wet winter hopefully tapers off in the next few weeks, and we await Punxsutawney Phil's unofficial declaration of an early spring, we know that many of you are planning projects for the upcoming months. We would like to remind everyone contemplating improvements to allow adequate time in your schedule for the KWPOA design review process in advance of starting construction. It is important to note that the timeframe for review of applications, from submission to approval, can take a month or more depending on scope and complexity of the project.

Please remember that **complete project applications** are due on the 21st of each month to be heard on the 2nd or 4th Tuesday of the following month. We determine our design review agendas on a first come, first served basis so we encourage you to submit your complete applications as early as possible. As always, we are available to answer questions about the process and to assist you in defining requirements for a complete submittal package. Please also bear in mind that the **County design review and permitting process can only take place after receiving written approval from the KWPOA** so please plan for these activities in your overall project schedule.

Design Review application requirements and forms can be found on the KWPOA website, www.kwpoa.com or by contacting the KWPOA AC Coordinator, Alison Schlosser at aschlosser@kwpoa.com or 415-721-7429.

— The Architectural Review Committee

2010 Treasurer's Report

Total income for the year came in at \$177,993 which is slightly above budget of \$165,400. Design Review income came in about \$7,000 more than budgeted with the bulk of that coming in during the last quarter. We also had much higher than expected Disclosure Package income which are fees we collect by providing Association information to prospective purchasers. We achieved a major accomplishment this year. Thanks to the hard work and perseverance of our Office Manager, Jeanne Williams, we had 99.999999% compliance with our general assessment in 2010. We have one unpaid property and Jeanne is currently working with the bank to collect the funds! Thanks Jeanne!

Expenses came in significantly under budget at \$156,350 compared to \$165,400. This resulted in a little over \$20,000 in net income for the year. We continue to accrue benefits from the decision to merge our Design Review Consultant and Administrative roles and continue to

find ways to reduce our insurance premiums.

We are moving closer to having our Design Review Income covering our Design Review Expense. For this year we had 70% coverage which is an improvement from 2008 when we had 23% coverage. The reason we will have a hard time obtaining full coverage is because expense items like enforcement assistance and County coordination fall to the design review expense budget item. The Board continues to review ways to recover our enforcement expenses from offending Members.

At the October 2010 Board meeting, the Board voted to increase the general assessment for the 2011 financial year by 20% to \$345. This decision was made for two reasons: 1) the need to increase our reserves as a result of more situations that are requiring enforcement actions, and 2) we had no increase last year. As of 12/31/10 the Association had \$114,701 in combined liquid assets.

— Jesse Gossett, Treasurer

Would you like your home to be considered for the 2011

Marin Designer's Showcase?

If you are interested and your home is at least 5000 square feet, contact the Center for Volunteer Nonprofit Leadership at 479-5710 or email nneil@cvn.org

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of December:

Vacation Homes	19 Homes
Vacation Checks Completed	78 Checks
Alarm Activation Responses	18 Responses
911 Hang-Up Calls	15 Incidents
Citizen Assist/Misc. Service Calls	8 Incidents
Unwanted Subject (No Merit)	1 Incident
Assist Fire Dept./Medical Calls	7 Incidents
Civil Process Service	3 Requests
Found Property (Returned to Owner)	1 Incident
Crime Reports Taken	0 Reports

Traffic Related Matters

Traffic Stops	3 Stops
Traffic Citations Issued	1 Issued
Parking Complaints/Citations	3 Issued
Traffic Hazard/Assist CHP	2 Incidents

— Deputy Glenn Hinchee
Marin County Sheriff's Department

Parking Permits

Starting this year, KWPOA has a new policy regarding the issuance of the "acorn" stickers that allow members to park in the small lot at the bottom of Woodland Avenue.

As you may know, this lot is private property and strictly reserved for KWPOA members in good standing. In the past year we have become aware of several instances of these permits being misused by individuals (students, local employees, etc.) who somehow have acorn stickers despite the fact that they are not residents of Kent Woodlands.

To curb this misuse, we will now require members to provide a license plate number for each parking sticker they request (limit of 4). The plate numbers will be inscribed directly on the stickers and sent to the member for placement on the corresponding vehicle(s). **The inscription on each sticker must match the license plate of the vehicle on which it is placed.** Any car without a numbered acorn sticker will be subject to towing at the owner's expense.

A space for license plate numbers was included on your assessment payment slip. If you did not provide us with your plate number(s), you will need to call these office and provide us with the correct information. We apologize for the extra effort this new policy requires, but hope it will result in keeping our private parking spaces open for members. Thanks in advance for your cooperation.

If you have any questions, please contact Jeanne Williams at 721-7429 or jwilliams@kwpoa.com.

ARCHITECTURAL APPLICATIONS

FEBRUARY 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
New Applications		
Lefort	516 Woodland	C2: Minor Additions - New Driveway and Retaining wall
Henn	200 S. Ridgewood	C4: Significant Changes in Appearance -New Addition
Continued Applications		
Fish	12 Laurel	C7: Changes to Approved Plans - Location for New Generator
Applications Approved		
Clifford	125 Woodland	C1: Minor Changes - Solar Panels
Nelson	80 Westwood	C2: Minor Addition - Conversion of Small Portion of Covered Porch into Interior Space
Henn	200 S. Ridgewood	C2: Minor Addition - Window Replacement and Exterior Lighting
Pritzker	8 Vineyard	Tree Removal (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)

CONSULTANT: Emeritus member Lee Windheim (AIA)

COORDINATOR: Alison Schlosser

MEETINGS: Held at the Association 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
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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, March 3, 2011
(Note: Postponed from 2/24 due to scheduling conflicts)

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. County Update
 6. Fire, Traffic & Safety Committee Report
 7. Social Committee Report
 8. Administrator's Report
 9. Next Board Meeting Agenda
 10. New Matters
 11. 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 be placed on the agenda, please notify the office.