



Kent Woodlands Journal

Newsletter #360

November 2025

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Dear Neighbors,

I'm writing with a number of happenings...it feels like time is flying by!

Halloween thank-yous to the Potter family for graciously hosting us at their home for our parade after-party, and to Kent Woodlands' Carey Condy, who took the reins from me this year and organized Halloween...she has surely taking it up a notch on a Friday night celebration this year!



Please join us for an **Undergrounding** neighborhood meeting at 6:30 p.m. on Monday, November 3rd (Zoom link: www.us02web.zoom.us/j/4157217429) where we'll be discussing the process, costs, and reasons for undergrounding power lines throughout the neighborhood. Following this session, there will be a community survey to gauge support.

Speaking of undergrounding power lines, many of you have likely seen PG&E's own advertisements touting that undergrounding power lines is over 90% more effective in preventing fires. So, Kent Woodland's Noah Hagey, who is on our legal sub-committee, sent a letter with the board's approval on behalf of our neighborhood to PG&E demanding that they underground our power lines at their expense, or otherwise be held liable for the thousands of souls and billions of dollars of property value that exist in our wildfire-threatened neighborhood. If you'd like to see a copy of the letter, please email us at info@kwpoa.com.

This month, fellow board member Ghigo DiTommaso and I met with the County and learned that there is a 'quick build' rubber **roundabout** being considered for implementation at the intersection of College & Woodland Road within 1-2 years. Community outreach to come. If it's well received, it would be permanently implemented. For questions at this point please feel free to contact Ghigo at gditommaso@kwpoa.com.

Thanks to Michelle Varney, who hosted another successful Kent Woodland's residents with **young families meet-up** at a local park. I stopped by and was happy to see our newest residents making connections with one another. If you're interested in future events, please feel free to ask her to add you to the list! She can be reached at mlgezo@gmail.com.

I'm pleased to finally report that the preparation and implementation of irrigation and planting is about to commence at our **entrance property**. Thank you to the many of you who have contributed approximately \$50,000 to make this a reality. Some of you have sent contributions directly to our office, and some of you have contributed via the Go Fund Me link (which is still open to receiving donations): www.gofundme.com/f/kwpoa-acorn-lot

During our last meeting, the board voted to adopt our **2026 budget** and waive the 10% dues increase, thus keeping our annual assessments flat for next year. When looking at both 2025 and 2026 combined, our reserves are projected to remain roughly the same. Should you wish to see the detailed budget or ask any questions, please reach our treasurer John Millar at jmillar@kwpoa.com.

Finally, be sure to save the date for our annual **holiday party** at Guesthouse on Sunday, December 7th from 5-8pm — invitation to follow!

Sincerely,

Jeff Leh, President

Save the Date!

Kent Woodlands Holiday Party

Sunday, December 7, 2025

5:00 - 8:00pm at Guesthouse

All Kent Woodlands residents are
welcome – adults only, please.

Keep an eye out for your invitation by email
or mail, and buy your tickets early!

Sheriff's Report

The following is a summary of Sheriff activity in Kent Woodlands for the months of August and September:

Alarm Activations	12 Activations
911 Hang-Up	2 Incidents
Vacation Homes	6 Homes
Vacation Checks Completed	78 Checks
Extra Patrol Requests	5 Checks
Welfare Checks	2 Incidents
Citizen Assist	3 Incidents
Civil Advice	4 Incidents
Assist Fire	2 Incidents
Assist Outside Agency	1 Incidents
Verbal Disturbance	1 Incidents
Noise Complaints	3 Complaints
Arrests -Warrant/Crime/Misc.	0 Arrest
Thefts	1 Incident
Vandalism	0 Incidents
Traffic Stops / Veh. Invest.	1 Incident
Parking Complaints	5 Complaints
Suspicious Vehicles/Persons	5 Incidents
Traffic Accidents	0 Accidents

— Submitted by Deputy Doug Allen

CARBON NEUTRAL KENT WOODLANDS

BI-DIRECTIONAL CHARGING IS HERE!

We recently purchased a Wallbox Quasar 2 for our Kia EV and wanted to share what we have learned so far! The Quasar 2 is a special type of EV charger, a bidirectional charger, for our Kia EV9. Instead of only charging the car, it also allows the car to send energy back into the house. This means our EV can act like a giant home battery.



If the power goes out, the charger can automatically switch our house over to energy from the car, keeping lights and essential appliances running for days, depending on how much charge the vehicle has. It can also help lower electricity bills by charging the car when rates are lower, then using that stored energy to power the home during expensive peak hours.

Since we have solar, the system can also store extra solar energy in the car during the day, then feed it back to the house in the evening. The Wallbox app lets us manage everything from a phone, and the charger delivers up to 12 kW, which is fast for both charging and powering the home.

Currently, only a few EVs, including the Kia EV9, support this technology. More vehicles will follow as manufacturers enable bidirectional capability. Our car can now support our home, save us money, and provide emergency resilience. Happy to chat if anyone is curious about how it works!

Visit us at:

www.carbonneutralkw.com

— Julie Johnson, CNKW Chair

Architectural Applications: November 2025

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. Note that Architectural Committee actions are not final until ratified by the Board of Directors.

NEXT ARCHITECTURAL COMMITTEE MEETING IS November 11, 2025

Property Address	Category/Project Description
New Applications for November	
659 Goodhill	C3 - Preliminary Review
44 Diablo	C7 - Changes to Approved Projects
Applications Approved in October	
121 Woodland Road	C2 - Minor Additions + ADU
55 Upland Road (adjacent parcel)	C2 - Minor Additions
Applications Continued in October	
409 Crown Road	C2 - Minor Additions
Open Enforcements	
None	
Exempt and Administratively Approved Applications	
25 Rock	Roof Material Change
619 Goodhill	Hazardous Tree Removal
309 Evergreen	Hazardous Tree Removal
10 Woodland	Front door/sidelight changes

AC meetings will be held via video- or teleconference until further notice.

Please email AC@kwpoa.com for participation instructions.

ARCHITECTURAL COMMITTEE MEMBERS: Bruce Raabe (Chair), Erik Altman, Ann Becker, Ariana Hellebuyck, Austin Johnsen, Keith Kirley, Tom Nicholson, Steve Ring (Board Representative)

AC COORDINATOR: Kristin Tiernan, AC@kwpoa.com

MEETINGS: Held on approximately the second Tuesday of each month. 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 inquiries regarding Architectural Committee matters should be directed to Kristin Tiernan at the KWPOA office at 415-721-7429 or via email at AC@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office **by appointment only**.



Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Next Board Meeting Agenda

Monday, December 1, 2025 at 6:00pm
at KWPOA office and via Zoom (email for directions/link)

- Call to Order
- Public Comment
- Approval 10/27/25 Board Meeting Minutes
- Fire Safety & Hazard Mitigation Report
- Electrical Wire Undergrounding Committee Update
- AC Report and Ratifications
- Governing Documents Revision Update
- Acorn Lot: Fundraising , Maintenance & Landscaping
- College Avenue Safety Improvements
- Social Events Update
- Kentfield/Ross Magazine
- Officer Reports
- Operations Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

EXECUTIVE SESSION AGENDA:

- Call to Order
- Approval of 10/27/2025 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

This is a preliminary agenda. Final agenda posted in office window and at kwpoa.com four days prior to meeting.)

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: www.kwpoa.com

Email: info@kwpoa.com

Board Members and Staff

Jeff Leh, President jleh@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

John Millar, Treasurer jmillar@kwpoa.com

Paul Janzer, Secretary pjanzer@kwpoa.com

Steven Ring, Board Rep to AC sring@kwpoa.com

Ghigo DiTommaso, Director gditommaso@kwpoa.com

Joel Ritch, Director jritch@kwpoa.com

Jeanne Williams, Operations Manager jwilliams@kwpoa.com

Kristin Tiernan, AC Coordinator AC@kwpoa.com

Zac Meier, Hazard Mitigation Spec. fire@kwpoa.com