



Kent Woodlands Journal

Newsletter #314

January 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

Happy New Year from KWPOA!

We wish all our neighbors health and happiness in the coming year. It is our pleasure to serve our community, and hope that our members — whether long-time or brand new — share our gratitude for living in this beautiful and unique corner of the world. All the best, and we look forward to seeing you all in 2022!

— Your KWPOA Board of Directors and Staff

Annual Membership Meeting

We will be holding this year's Annual Meeting via videoconference. Please join us!

Wednesday, January 19 at 7:00pm

To Attend via Video:

1. Open a browser window in Chrome, Safari, Firefox or whatever browser you use
2. Type zoom.us in the search bar
3. Click "Join a Zoom Meeting"
4. Enter meeting ID **86087758260** and click "Join"
5. Click "Open Zoom Meeting" (**See NOTE below**)
6. Enter the meeting password **993527**

NOTE: For those who have never used Zoom on their computer, please give yourself a few extra minutes to download the Zoom software.

To Attend via Telephone:

1. Dial **1-669-900-9128**
2. Enter meeting ID **86087758260**
3. Enter the meeting password **993527**

Questions? Please contact Jeanne at 415-721-7429 or jwilliams@kwpoa.com.

Agenda:

- Call to Order & Introductions
- Guest Speakers:
 - Supervisor Katie Rice
 - Marin County Sheriff Representative
- Fire Hazard Mitigation
- President's Comments
- Financial Report & Vote on Resolution
Re: Application of Surplus Funds
- Architectural Committee Report
- Public Comment
- Adjournment

Annual Assessments

Assessment notices are on their way, so please keep an eye out! The annual assessment of \$275 is required of all members and is due February 15th, 2022. Late payments will be subject to a 10% late fee and 1% interest monthly. Payments by credit or debit card can be made via our web site at kwpoa.com/assessments.

When paying your assessment, please be sure to check over all contact information on your remittance slip and make corrections where necessary.

If you have any questions, please contact us at 415-721-7429 or info@kwpoa.com. Thanks in advance for your timely payment!

Whom should you call for...

Pothole repair or other road issues?

Dept. of Public Works — Road Maintenance
415-473-6530

Missing or broken street sign?

Dept. of Public Works — Signs Division
415-446-4422

Street lamp repair?

Republic ITS
800-544-4876

Broken sewer pipes?

Ross Valley Sanitary District
415-259-2949

Water main break or other water emergency?

Marin Municipal Water District
415-945-1500

Downed power line or suspected gas leak?

First call 911
Then call PG&E at 800-743-5000

Fallen tree blocking roadway?

Kentfield Fire District
415-453-7464

Power outage?

PG&E Outage Reporting/Information Line
800-743-5002

Noise or parking complaints?

Marin County Sheriff
415-479-2311

Sick, injured or dead wildlife?

Marin Humane Society — 415-883-4621
WildCare — 415-453-1000

Illegally dumped items on road?

Dept. of Public Works
415-473-6530

Kent Woodlands CC&R Violations?

KWPOA Office
415-721-7429 or info@kwpoa.com

Architectural Applications: January 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS JANUARY 11th

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for January		
Broughton	10 Evergreen	C-5 Substantial Remodel
Sadeghi	33 Evergreen	C-3 Preliminary Review
Goshay	75 Rock	C-3 Preliminary Review
Slaugh	101 Crown	C-2 Minor Additions
Applications Approved in December		
Kim	95 Westwood	C-2 Minor Additions
Rowe	9 Madrone Way	C-4 Significant Changes in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Goff	233 Evergreen	Generator
Kaplan	112 Goodhill	Tree Removal
Unkrich	69 Rock	Minor Addition

ARCHITECTURAL COMMITTEE MEMBERS: Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held via tele/videoconference on **the 2nd and/or 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Regular Board Meeting

Thurs. January 27, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of December 2, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Appointment of 2022 Officers & Committee Members
- Appointment of Open Board Seat
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 2, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

Preliminary agenda. Final agenda to be posted 4 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
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com

Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Mike Warner, Hazard Mitigation	mwarner@kwpoa.com



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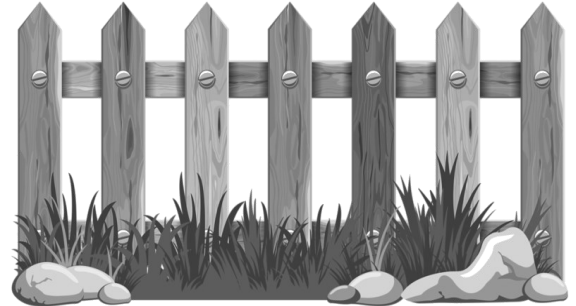
Newsletter #315

February 2022

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President's Note

Robert Frost wrote "Good fences make good neighbors" in his poem, "Mending Wall," but one could say, just as accurately, that good neighbors make good fences. That is, neighbors who respect property boundaries and follow the County and KWPOA rules.



Here are the top 5 things to keep in mind when adding a fence:

1. Know your property boundaries.

Don't assume your property lines follow physical features, such as the edge of road pavement, creek banks, neighbor fences, etc. The property line between you and your neighbor may not be where you believe it is. It's best to hire a surveyor to verify boundaries before planning a fence. And if the survey reveals an "easement," find out who was granted the easement. It may have been granted to your neighbor and not you.

2. Apply for permission from the Architecture Committee.

Before you start construction, apply to the Architecture Committee for permission to build. All "improvements" built on any KWPOA member property must be approved in advance. That includes fences. Contact Michael Barber, Architecture Committee Coordinator for more information. His email address is mbarber@kwpoa.com

3. Don't build a fence or place an auto gate at the edge of any roadway.

The County has a right-of-way along all roads. We aren't allowed to build anything on land in the County right-of-way, including fences. And all driveway gates should be at least 30' back from the road (Fire Department rule).

4. Don't exceed fence height restrictions.

Our CC&Rs state that all fences must be 6 feet tall or shorter. And the County has regulations regarding fence height at street corners, to create sight lines for safety.

5. Become an expert: read the Architecture Guidelines or consult Michael Barber.

Don't assume your Landscape Architect, Contractor or Carpenter knows the rules. Although some of these restrictions are County-wide and therefore might be slightly better known, not all service providers can be counted on to know the Kent Woodlands rules.

— Ann Becker, President

Annual Assessments Due Soon!

Just a reminder that your annual assessment of \$275 is due February 15th, 2022. Late payments will be subject to a 10% late fee and 1% interest monthly. Payments by credit or debit card can be made via our web site at kwpoa.com/assessments.

When paying your assessment, please be sure to check over all contact information on your remittance slip and make corrections where necessary. If paying online, send us your contact updates at info@kwpoacom

If you have not received your assessment notice, please contact us ASAP by phone at 415-721-7429 or by email to info@kwpoa.com. Thanks in advance for your timely payment!

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of December 2021:

Alarm Activations	13 Activations
911 Hang-Up	9 Incidents
Vacation Homes	6 Homes
Vacation Checks Completed	70 Checks
Extra-patrol Request completed	5 Checks
Welfare Checks	11 Incidents
Citizen Assist	2 Incidents
Civil Advice	2 Incidents
Assist Outside Agency - Fire	6 Incidents
Assist Outside Agency	1 Incidents
Verbal Disturbance	2 Incidents
Noise Complaints	4 Complaints
Arrests -Warrant/Crime/Misc.	1 Misd, 1 Felony
Thefts	2 Incidents
Vandalism	1 Incident
Traffic Stops / Veh. Invest.	2 incidents
Parking Complaints	4 Complaints
Suspicious Vehicles/Persons	0 Incidents
Traffic Accidents	1 Accident

**Courtesy of:
Deputy Doug Allen, Marin County Sheriff**

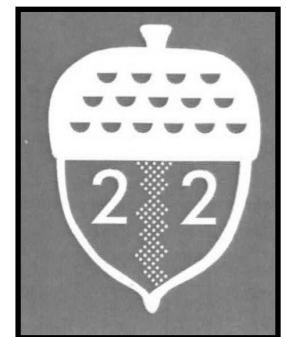
Acorn Parking Lot

New parking stickers are being sent out in batches as assessment payments are processed. If don't receive your stickers by February 15, please contact jwilliams@kwpoa.com.

Please note that parking stickers and the use of the KWPOA lot at the bottom of Woodland Road are for **MEMBERS ONLY**. Stickers may not be used by guests, employees, service providers, construction trucks, or any vehicle that is not registered to a KWPOA member's address. Parking spots are first-come-first-serve and intended for short-term use only.

Take care to place your sticker so that it is clearly visible from the street. For example, if you plan to pull into a spot head first, it should be placed on your rear bumper. If you typically back into a spot, you'll need to place it on your front bumper.

Finally, if at any point throughout the year you purchase a new car or have a bumper replaced, don't forget to give us a call to request a new sticker!



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New Applications for February		
Sadeghi/Altman	33 Evergreen	C-4 Significant Change in Appearance
Davenport	401 Crown	C-5 Substantial Remodel
Mathieson	11 Evergreen	C-4 Significant Change in Appearance
Applications Approved in January		
Broughton	10 Evergreen	C-5 Substantial Remodel
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Newbold	14 Fern	Tree Removal
Fivis	321 Crown	Generator
Keefe	648 Goodhill	Minor Addition
Shulman	27 Rock	Tree Removal

ARCHITECTURAL COMMITTEE MEMBERS: Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

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

Regular Board Meeting

Thurs. February 24, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of January 27, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Project Homekey & Housing Element
- Complaint Process
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of January 27, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

Preliminary agenda. Final agenda to be posted 4 days prior to meeting.

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Board Members and Staff

Ann Becker, President/AC Rep abecker@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Director nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Mike Warner, Hazard Mitigation mwarner@kwpoa.com



Kent Woodlands Journal

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March 2022

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President's Note

Building Community by Getting to Know Our Neighbors: Natasha Altman, New Board Member

Our newest KWPOA Board member, Natasha Altman, is an Attorney/Real Estate Developer, who moved to Kent Woodlands in 2021 with her husband Erik Altman, and their two young sons, Julien (age 3) and Leo (age 2).

Natasha was born in Marin County but during her early childhood and teen years, she lived in London. Her father is a Real Estate Developer; the family moved frequently to follow his projects. She grew up speaking Farsi with her father, French with her mother who is from Switzerland, and English.

Natasha returned to the United States to attend college at Tufts University in the Boston MA suburbs, then transferred to UC Davis. She majored in Political Science and Spanish and planned to have a career related to language, perhaps as a Translator. Following college, Natasha attended law school, graduating from UC Hastings College of the Law in 2008. Her first job after law school was with a construction defect litigation firm, where she learned all the ways a construction project can go wrong. For three years, she was immersed in "the ins and outs of construction." In retrospect, she says, it was excellent training in how to run a development project as smoothly as possible.

When her father suggested that she join the family real estate development business and start doing projects in San Francisco, she took him up on the offer. While visiting her in San Francisco in 2010, her father helped her acquire her first project—a large, dilapidated Victorian in the Pacific Heights neighborhood. She spent almost two years bringing that Victorian back to life and after selling it, she was hooked. She knew she had found her passion.



Continued on Page 2

Proposed Revisions to Design Review Fee Schedule

Last month, KWPOA contacted every member by mail or email (if you have agreed to receive communications electronically) advising that the Board of Directors is considering changes to the Design Review Fee Schedule and would like your input. **If you have misplaced or did not receive this notice, please contact us ASAP at info@kwpoa.com or 415-721-7429.** The deadline for submitting comments is March 22, 2022. At the March 24, 2022 Board Meeting, the Board will consider any comments received and vote on whether to adopt the proposed changes.

President's Note: Natasha Altman (Continued)

For the past twelve years, Natasha has continued developing real estate in San Francisco alongside her business partner, who is a General Contractor. This has included multiple single-family homes, a 15-unit condo building in the Mission, and eight town homes in Potrero Hill, among others. She usually works on 3-4 projects at a time and also does the interior design for each of the homes (a passion that grew out of watching the designers that worked on some of her earlier developments). Because she is also a Broker with Sotheby's, she is also able to buy and sell her properties. As a new Kentfield resident, she's now considering the possibility of developing property in Marin County, where she sees a tremendous amount of opportunity.

When asked why she joined the KWPOA Board, Natasha said she wanted to get to know and get closer to the Kent Woodlands community, and also to have a positive impact on our neighborhood. As a parent of pre-K children, she can also bring that much-needed perspective. Board member Bitsa Freeman says "It's so helpful to have an attorney on the Board who understands real estate development, construction, and County and State building codes. It definitely helps us better serve our members."

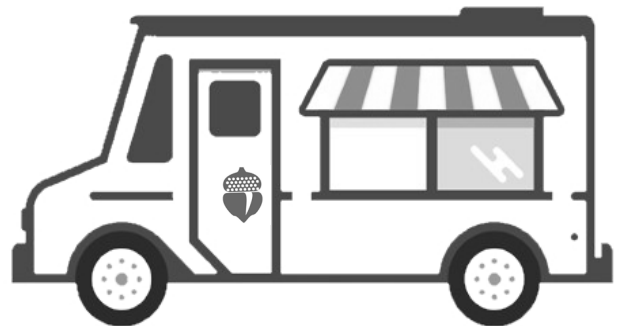
Natasha's husband, Erik, is Founder and Chief Creative Officer of Zoetic Digital, a special projects team that "produces and curates captivating experiences of light and motion at scale." As the company's website says: "From large-format digital walls and their content to massive LED sculptures, our focus is to increase visibility and elevate brand stories using art and technology."

What brought Natasha and Erik to Kent Woodlands? Erik is a "hard-core Marinite" who wanted to return to Marin County to raise their family. He grew up in San Anselmo and graduated from Redwood High School. While Natasha was initially hesitant to leave San Francisco, she fell in love with Kent Woodlands almost instantly when they were house-hunting. "It feels so magical," she says, "and I love the sense of community, where everyone is looking out for one another. I can't think of a better place to raise our two boys."

— Ann Peckenpaugh Becker, President

The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," send an email to info@kwpoa.com.

**SAVE THE
DATE!**



KWPOA Food Truck Social Event

Sunday, May 15 from 5:30-7:30 p.m. in the parking lot at the bottom of Woodland Road. Mark your calendars and tell your neighbors. Family-friendly, all residents welcome!

Architectural Applications: March 2022

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Applicant	Property Address	Category/Project Description
New Applications for March		
Kashian	515 Woodland	C-3 Preliminary Review
Applications Approved in February		
Altman	33 Evergreen	C-4 Significant Change in Appearance
Davenport	401 Crown	C-5 Substantial Remodel
Mathieson	11 Evergreen	C-4 Significant Change in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Gardener	315 Crown	Fence

ARCHITECTURAL COMMITTEE MEMBERS: Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

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- Call to Order
- Public Comment
- Approval of February 24, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Proposed Revised Design Review Fee Schedule: Discussion and Related Votes
- Possible addition of "Lighter Earth Tones" to the Color Board: Discussion and Related Votes
- Project Homekey Update
- Complaint Process and Related Votes
- Entrance Beautification
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
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Executive Session Agenda:

- Call to Order
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(Preliminary agenda. Final agenda posted 4 days prior to meeting.)

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Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Director nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #317

April 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Introducing Heather Hill, Hazard Mitigation Specialist

Heather Hill recently joined the KWPOA team as Hazard Mitigation Specialist, replacing Mike Warner. Heather brings fourteen years of dedication to public service in local, state and federal government with experience in fire inspections, over 1500 defensible space inspections, education, outreach, and Search and Rescue. She has worked in state and national parks, educating people about our resources. And she has brought underserved youth from East Oakland, San Francisco and the Canal District to parks for recreation and education.

In addition to her experience, Heather's education and training make her uniquely qualified to serve Kent Woodlands. In addition to her BA from UC Davis, she has a Masters degree in Natural Resources and additional fire training and fire inspector certifications.



When asked what she wants to accomplish in our neighborhood, she said that one priority is to fully staff the Block Captain volunteer positions which are a crucial part of our emergency evacuation plan.

Another priority is to advise property owners on how to make their homes as defensible as possible. She recognizes that each property owner has the ethical and legal responsibility to mitigate fire hazards on their property for the safety of themselves and the community. It's vital for residential safety and fire suppression purposes. As a local resident herself, she understands the importance of defensible space and emergency preparation, and the responsibility each of us has to maintain our property and plan for evacuation.

Heather grew up in the Bay Area, in the Oakland neighborhood of Rockridge, but for the past eight years has called Marin home. She is married, and her husband is a senior Law Enforcement Park Ranger for the watershed, where they reside.

When she isn't working, she is on the leadership board with Good Fairy Marin, which partners with social services to provide additional services to seniors and unhoused people. She's also involved in transporting and networking animals from underserved communities in the Central Valley to rescues in the Bay Area. Any free time is spent hiking with their rescue animals and exploring new areas.

When I asked Heather what she'd like each of us to do before the fire season begins, she corrected me: fire season has become year-round. We need to be prepared right now.

Is your property fully defensible? If you'd like Heather to visit your property to advise you on what you can do to improve your defensibility, prior to the Marin Wildfire Prevention Authority (MWPA) inspections or have any general questions, please contact her at (415) 721-7429.

— Ann Peckenpough Becker, President

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KWPOA Reviewed Financial Statements

As required annually by the California Civil Code, we are providing with this newsletter the Independent Accountants' Review Report and Financial Statements for KWPOA as prepared by R.J. Ricciardi, Inc., Certified Public Accountants, for the fiscal year ending 12/31/2021.

The report includes :

- Independent Accountants' Review Report
- Balance Sheets
- Statements of Revenues, Expenses and Changes in Fund Balances
- Statements of Cash Flows
- Notes to the Financial Statements

If you have any questions regarding this report, please contact the office at info@kwpoa.com or 415-721-7429.

— KWPOA Board of Directors

FIRE SAFETY — *Helpful Hint* —

ALERT MARIN

Are you registered to receive an emergency call, text AND email for your home and business? This vital emergency alert system is neighborhood and address specific! Alerts may include crimes, disasters, evacuations, and critical post-disaster information.

The caller ID for Alert Marin is 415-473-6376 and should be under favorites on your smartphone. If you are experiencing difficulties setting it up, please call: 415-473-6584 or email alertmarin@marinsheriff.org.

I'm also available for an in person, phone, or video call. Contact me at hhill@kwpoa.com or 415-721-7429.

— Heather Hill, Hazard Mitigation Specialist

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Applicant	Property Address	Category/Project Description
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New Applications for April

Centeno	11 Rancheria	C-3 Preliminary Review
Panagotacos	644 Goodhill	C-3 Preliminary Review
Kashian	515 Woodland	C-4 Significant Change in Appearance

Applications Approved in March

None

Open Enforcements

14 Madrone (enforcement on hold)
421 Crown (enforcement on hold)

Exempt and Administratively Approved Applications

Centeno	11 Rancheria	Solar
Sylla	123 Crown	Fence

ARCHITECTURAL COMMITTEE MEMBERS: Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held monthly via teleconference. 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. April 28, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of February 24, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Proposed Revised Design Review Fee Schedule:
Discussion and Related Votes
- Proposed Color Board: Discussion of Next Steps
- Complaint Process and Related Votes
- Entrance Beautification
- Officer Reports
- County Update
 - Project Homekey
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of February 24, 2022 Executive Minutes
- Enforcements and Legal Matters

(This is a preliminary agenda. Final agenda posted in KWPOA office window 4 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

Ann Becker, President/AC Rep abecker@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Director nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Heather Hill, Hazard Mitigation hhill@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

KENTFIELD, CALIFORNIA

FINANCIAL STATEMENTS

DECEMBER 31, 2021

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Members
Kent Woodlands Property Owners Association
Kentfield, California

Report on the Financial Statements

We have reviewed the accompanying financial statements of Kent Woodlands Property Owners Association which comprise the balance sheet as of December 31, 2021, and the related statement of revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Kent Woodlands Property Owners Association's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance as a basis of reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Kent Woodlands Property Owners Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the accounting principles generally accepted in the United States of America.

Other Matters

Kent Woodlands Property Owners Association has not estimated future common property maintenance expenditures because the amounts are considered immaterial and, therefore, has not presented supplemental information of estimated future expenditures from its reserve fund and its future funding requirements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

Report on Summarized Comparative Information

We have previously reviewed Kent Woodlands Property Owners Association's 2020 financial statements and in our report dated March 15, 2021, stated that based on our procedures, we were not aware of any material modifications that should be made to the December 31, 2020 financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. We are unaware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2020, for it to be consistent with the reviewed financial statements from which it has been derived.

R.J. Ricciardi, Inc.

R.J. Ricciardi, Inc.
Certified Public Accountants

San Rafael, California
March 16, 2022

Kent Woodlands Property Owners Association
BALANCE SHEETS
 December 31, 2021
 (With Comparative Totals for December 31, 2020)

	Operating Fund	Reserve Fund	Total 2021	Total 2020
<u>ASSETS</u>				
Current assets:				
Cash and cash equivalents	\$ 191,999	\$ 75,000	\$ 266,999	\$ 370,450
Prepaid expenses and other current assets	3,116	-	3,116	3,050
Total current assets	195,115	75,000	270,115	373,500
Noncurrent assets:				
Land	4,490	-	4,490	4,490
Total noncurrent assets	4,490	-	4,490	4,490
Total assets	\$ 199,605	\$ 75,000	\$ 274,605	\$ 377,990
<u>LIABILITIES AND FUND BALANCES</u>				
Current liabilities:				
Accounts payable	\$ 2,339	\$ -	\$ 2,339	\$ 8,229
Total current liabilities	2,339	-	2,339	8,229
Fund balances:				
Fund balance	197,266	75,000	272,266	369,761
Total fund balances	197,266	75,000	272,266	369,761
Total liabilities and fund balances	\$ 199,605	\$ 75,000	\$ 274,605	\$ 377,990

See notes to the financial statements and independent accountant's review report.

Kent Woodlands Property Owners Association
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2021

(With Comparative Totals for the Year Ended December 31, 2020)

	Operating Fund	Reserve Fund	Total 2021	Total 2020
Revenues:				
Residential assessments	\$ 83,469	\$ -	\$ 83,469	\$ 131,551
Design review fees	40,664	-	40,664	22,029
Fine income	-	-	-	39,750
Disclosure packages fees	5,000	-	5,000	6,230
Interest and other income	313	-	313	2,774
Total revenues	<u>129,446</u>	<u>-</u>	<u>129,446</u>	<u>202,334</u>
Expenses:				
Secretarial payroll	38,585	-	38,585	37,389
Design review	63,139	-	63,139	44,737
Rent	21,732	-	21,732	21,320
Insurance	12,047	-	12,047	11,902
Office expenses	15,831	-	15,831	18,908
Planning consultant	9,030	-	9,030	-
Accounting	4,800	-	4,800	4,800
Legal fees	7,888	-	7,888	20,084
Social committee, net of reimbursements	13,206	-	13,206	133
Fire safety	6,376	-	6,376	-
Utilities	990	-	990	1,012
Landscaping and maintenance services	21,214	-	21,214	1,980
Taxes	9,506	-	9,506	1,520
LPR cameras	2,597	-	2,597	2,342
Total expenses	<u>226,941</u>	<u>-</u>	<u>226,941</u>	<u>166,127</u>
Revenues in excess of expenses	(97,495)	-	(97,495)	36,207
Fund balances, beginning of year	<u>294,761</u>	<u>75,000</u>	<u>369,761</u>	<u>333,554</u>
Fund balances, end of year	<u>\$ 197,266</u>	<u>\$ 75,000</u>	<u>\$ 272,266</u>	<u>\$ 369,761</u>

See notes to the financial statements and independent accountant's review report.

Kent Woodlands Property Owners Association
STATEMENTS OF CASH FLOWS
For the Year Ended December 31, 2021
(With Comparative Totals for the Year Ended December 31, 2020)

	Operating Fund	Reserve Fund	Total 2021	Total 2020
Cash flows from operating activities:				
Revenues in excess of expenses	\$ (97,495)	\$ -	\$ (97,495)	\$ 36,207
Adjustments to reconcile revenues in excess of expenses to net cash provided by operating activities:				
Changes in certain assets and liabilities:				
Prepaid expenses and other current assets	(66)	-	(66)	(28)
Accounts payable	(5,890)	-	(5,890)	(5,244)
Net cash provided (used) by operating activities	(103,451)	-	(103,451)	30,935
Net increase (decrease) in cash during the year	(103,451)	-	(103,451)	30,935
Cash balance, beginning of year	295,450	75,000	370,450	339,515
Cash balance, end of year	\$ 191,999	\$ 75,000	\$ 266,999	\$ 370,450

See notes to the financial statements and independent accountant's review report.

Kent Woodlands Property Owners Association
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2021

NOTE 1 - GENERAL

Kent Woodlands Property Owners Association (the Association) is a California nonprofit mutual benefit corporation that was established on June 1, 1966. The Association's purpose is to enforce the rules and regulations adopted by the Board of Directors, the covenants, conditions and restrictions as set forth in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands*, and the deed restrictions encumbering certain lots and parcels within the Kent Woodlands real estate common interest development located in the County of Marin, California. The Association was also organized to own, repair, maintain and manage the common property of Kent Woodlands, and to otherwise enhance and promote the use and enjoyment of Kent Woodlands.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The financial statements and fiscal records of the Association are prepared on the accrual basis of accounting and, therefore, include all support and revenues when earned and all expenses when incurred, regardless of whether these support and revenues or expenses were received or paid as of the end of a fiscal period.

B. Fund Accounting and Reserve Fund

The Association uses fund accounting, which requires that funds, such as operating funds and reserve funds, be classified separately for accounting and reporting purposes. The Association maintains a reserve fund primarily to pay for extraordinary expenditures that cannot be funded by the operating fund, such as substantial maintenance of its common property or legal action necessary to enforce its regulations. Disbursements from the reserve fund and operating fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund generally may be made only for designated purposes.

C. Cash and Cash Equivalents

For purposes of reporting the statement of cash flows, cash and cash equivalents include cash on deposit with financial institutions and liquid investments such as certificates of deposit.

D. Property and Equipment

Property and equipment is depreciated using straight-line methods over their estimated useful lives ranging from three to seven years. As of December 31, 2021 and December 31, 2020, the Association's property consists of land with a historical cost of \$4,490 and \$4,490, respectively. No depreciation expense is taken on the land.

Maintenance, repairs, and renewals that neither materially add to the value of the property nor appreciably prolong its useful life are charged to expense as incurred.

Kent Woodlands Property Owners Association
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2021

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

E. Residential Assessments and Allowance for Uncollectible Assessments

Members are subject to an annual assessment to provide funds for the Association's operating expenses and the funding of its reserve fund. The annual budget and member's assessments are determined by the Association's Board of Directors. Assessments receivable represents fees due from members at the balance sheet date. At December 31, 2021, assessments receivable were immaterial. The Board of Directors has the authority to levy special assessments against its members and their lots. Certain assessments require prior membership majority approval. Specific related information is available in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands*.

F. Use of Estimates

The financial statements have been prepared in conformity with U.S. generally accepted accounting principles and, as such, include amounts based on informed estimates and judgments of management with consideration given to materiality. Actual results could differ from those estimates.

G. Risk Management

The Association is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; and natural disasters for which the Association carries commercial insurance.

H. Subsequent Events

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 16, 2022, the date the financial statements were available to be issued.

I. Comparative Financial Information

The financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with Kent Woodlands Property Owners Association's financial statements for the year ended December 31, 2020, from which the summarized information was derived.

J. Accounting Pronouncements

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*. The guidance in this ASU supersedes the leasing guidance in *Topic 840, Leases*. Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the balance sheet for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classification affecting the pattern of expense recognition in the income statement. The new standard is effective for fiscal years beginning after December 15, 2021, including interim periods within those fiscal years. The Association is currently evaluating the impact of the pending adoption of the new standard on the financial statements.

Kent Woodlands Property Owners Association
NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

NOTE 3 - INCOME TAXES

Property owner associations may be taxed either as an owner association or as a regular corporation. For the year ended December 31, 2021, the Association was taxed as an owner association. Under that election, the Association is taxed on its nonexempt function net income, such as interest income and certain nonexempt function expenses, at a flat rate of 30%. Exempt function income, which consists of member assessments and other member fees, is not taxable.

The Association has analyzed the various federal and state filing positions and believes that its income tax filing positions and deductions are well documented and supported. Additionally, the Association believes that no accrual for tax liabilities is necessary. Therefore, no reserves for uncertain income tax positions have been accrued.

NOTE 4 - CASH AND CASH EQUIVALENTS

The cash balances as of December 31 were as follows:

	2021	2020
Bank of America	\$ 10,991	\$ 64,507
Charles Schwab - Money Market	256,008	205,943
Charles Schwab - CD	-	100,000
Total	\$ 266,999	\$ 370,450
Operating Fund	\$ 191,999	\$ 295,450
Reserve Fund	75,000	75,000
Total	\$ 266,999	\$ 370,450

The bank balances were insured under the \$250,000 blanket umbrella by the FDIC. The remaining balances were uninsured and held by the financial institutions in the Association's name. It is the opinion of management that the solvency of the financial institutions is not of particular concern at this time.

NOTE 5 - LEASE COMMITMENTS

The Association leases its administrative office through October 31, 2023. The current monthly rent is \$1,866. Rent expense for the years ended December 31, 2021 and December 31, 2020 was \$21,732 and \$21,320, respectively. The minimum annual rent commitment related to the remaining lease term is as follows.

For the year ended December 31, 2022	\$ 20,940
For the year ended December 31, 2023 (through October 31, 2023)	17,450
Total	\$ 38,390

NOTE 6 - RESERVE FUND

The Association maintains a reserve fund primarily to pay for extraordinary expenditures that cannot be funded by the operating fund, such as substantial maintenance of its common property or legal action necessary to enforce its regulations. Disbursements from the reserve fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund generally may be made only for designated purposes. The Reserve Fund as of December 31, 2021 and December 31, 2020 was \$75,000 and \$75,000, respectively.

Kent Woodlands Property Owners Association
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2021

NOTE 7 - CONTINGENCY - CORONAVIRUS PANDEMIC

In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) began to spread among various countries, including the United States. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S., including California, declared a state of emergency and issued shelter-in-place orders in response to the outbreak. The immediate impact to the Association's operations included restrictions on employees' and volunteers' ability to work, and it is anticipated that the impacts from this pandemic will continue for some time. As of the report date, the financial impact of the coronavirus outbreak cannot be measured.



Kent Woodlands Journal

Newsletter #318

May 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Jonah Burlingame, Artist

There are Artists in our midst, and their presence enriches our lives. One such Artist is Jonah Burlingame.

Jonah was born in San Francisco in 1968. His parents were “Hippies” who spent the “Summer of Love” in the Haight and then returned to Ohio to raise Jonah. He attended Kent State University, studying art history and graphic design. Having discovered his unique artistic style in the Midwest, he returned to San Francisco nearly thirty-five years later to pursue a career as an artist in the city he again would call his home.

Jonah, his wife, and daughter — each artistic in their own right — moved from the City to Kent Woodlands in 2019. They love Kent Woodlands because it is “the right balance of solitude and social.” They have made a conscious effort to get to know neighbors; in fact, Jonah started participating in Marin Open Studios because he saw it as a way to get to know his Kent Woodlands neighbors.

Marin Open Studios (MOS) is an annual self-guided tour of open studios and exhibit spaces of over 240 artists at locations all over Marin County. It's a great way to become familiar with or even immerse yourself in art. You can get to know the artists and talk with them about their artwork and you can purchase art. Visit marinopenstudios.org to preview artists and create your own tour. Keep in mind that not all studios are open all four days.

This is what they say about Jonah's paintings: *“His clean, abstract works have gained much attention in San Francisco, including commissions for many prominent Bay Area professionals. Since 1996 Jonah has been evolving his signature technique of applying paint with non-traditional implements such as window squeegees and mortar blades, suspending each layer of paint in layers of varnish to create luminescent paintings that harmonize within a high design environment. His work juxtaposes organic color textures with formal structural elements, which invite the viewer to imagine a world beyond the window his paintings provide.”*

But words don't do justice to Jonah's paintings — you need to see them. Luckily, you can visit his home studio in Kent Woodlands during both Marin Open Studios weekends — April 30 + May 1 and May 7 + 8. Drop by and meet one of your artistic neighbors.

For more info on Jonah Burlingame, his studio location, and Marin Open Studios: marinopenstudios.org/members/jonah/artwork/

— Ann Peckenpaugh Becker, President



The “President's Note” is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a “President's Note,” send an email to info@kwpoa.com.

Changes to Design Review Fee Schedule

In February of this year, the Board distributed a proposed revised fee schedule to members for a 28-day comment period as required by the California Civil Code. The comment period concluded on March 22.

At the April 28, 2022 Board Meeting, the Board reviewed and discussed the one comment received from the membership. After the discussion, the Board voted to adopt the proposed fee schedule with no changes. The new fees will go into effect immediately.

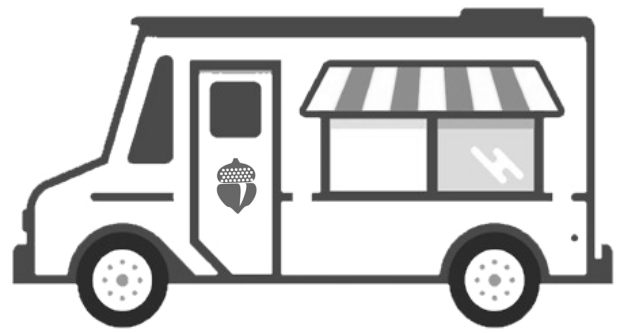
A copy of the new fee schedule can be found on our web site at kwpoa.com/design-review under "Quick Links." If you would like a printed copy, please contact the office at 415-721-7429.

FIRE SAFETY — Helpful Hint —

VENTS

At this point, we all know about the importance of defensible space around our properties, but when is the last time you thought about home hardening? One easy fix to protect your home from flying embers is retrofitting our existing vents. Covering all existing vents that are ¼ inch and larger with 1/8-inch or 1/16-inch wire mesh can make a difference. If cost is not a factor, consider installing California-approved fire and ember-resistant vents. Some of these engineered vents include: Embers Out, Vulcan vent or Brand Guard vents. Need more information? Check out Fire Safe Marin's information that includes videos: firesafemarin.org/harden-your-home/fire-resistant-vents

— Heather Hill, Hazard Mitigation Specialist



Food Truck Social Event

*Please join your neighbors on **Sunday, May 15 from 5:30 to 7:30 p.m.** in the parking lot at the bottom of Woodland Road. Mark your calendars and tell your neighbors. Family-friendly, all residents welcome!*

FireSafe Marin Wildfire Prevention Event

FireSafe Marin presents "Ember Stomp," the first-ever wildfire prevention festival in Marin County. This **FREE** event for Marin residents will be held on **May 28, 2022 from 11:00am-5:00pm** at the Marin Center Fairgrounds Island. Celebrate Marin County's groundbreaking community effort to reduce the risk of a catastrophic wildfire with live music, hands-on activities, awards and entertainment, and lots of great food.

For more information visit:

firesafemarin.org/programs/wildfire-preparedness-festival/

Architectural Applications: May 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS MAY 17, 2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
-----------	------------------	------------------------------

New Applications for May

Busalacchi	129 Crown	C11 Slide Remediation
Unkrich	69 Rock Rd	C3 Preliminary Review
Newbold	14 Fern Way	C3 Preliminary Review
Monetta	320 Goodhill	C3 Preliminary Review
Agarwal/Ostrem	4 Orchard Way	C13 Applications Resulting from Enforcement

Applications Approved in April

Kashian	515 Woodland	C4 Significant Change in Appearance
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Open Enforcements

14 Madrone (enforcement on hold)
421 Crown (enforcement on hold)

Exempt and Administratively Approved Applications

Martz	40 Evergreen	Window replacement
Kahan	17 Treetop	Fence

ARCHITECTURAL COMMITTEE MEMBERS: Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held monthly via teleconference. 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. May 26, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in info.

AGENDA:

- Call to Order
- Public Comment
- Approval of April 28, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Color Board Survey Update
- Entrance Beautification
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 28, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted in KWPOA office window 4 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

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Natasha Altman, Director	naltman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Heather Hill, Hazard Mitigation	hhill@kwpoa.com

IMPORTANT NOTICE:

UPCOMING SURVEY ABOUT POSSIBLE ADDITIONS TO THE KWPOA EXTERIOR PAINT COLOR PALETTE

As you may be aware, the KWPOA Board of Directors is considering the addition of lighter earth tones to the approved exterior paint palette. Around May 20th, the Board will issue a brief survey to all members to help inform their decision on this matter. It is our goal that EVERY member participates and voices their opinion, so **PLEASE KEEP AN EYE OUT FOR THE SURVEY!**

The survey will be sent electronically to members who have an email address on file with our office. If you haven't provided us with an email in the past, or if you're not sure if we have the correct email address for you, please contact the office at **info@kwpoa.com** ASAP. Members without an email address on file will receive a paper version of the survey in the mail.

Thank you,

KWPOA Board of Directors



Kent Woodlands Journal

Newsletter #319

June 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

Special Feature: Fire Insurance

Worried About Securing Fire Insurance in a Burning State?

By Bitsa Freeman, KWPOA Fire Safety Committee Chair

Increased incidents of wildfires and the resulting damages are a major concern for California homeowners. As billions of dollars in insured losses mount for carriers, it is increasingly becoming a challenge for some homeowners to protect themselves and their property.

Jennifer Bair, Senior Client Advisor for Willis Towers Watson Personal Lines and Private Client Group, tells us that insurance rates in high fire danger areas are probably at an all-time high. "The increase in premiums is due to a number of factors which includes a larger percentage of losses and the cost of rebuilding homes in California. If you have gone to bid recently for a remodel or reconstruction, you have noticed the higher cost per square foot being quoted. Compounding those costs are supply chain constraints and inflation. That being said, some of our carriers are not taking rate changes this year due to corrections taken over the past couple of years. The future is unclear due to disruption in the financial and economic markets."



According to Nima Rad, Agent for State Farm Insurance, being in a Firewise USA community, like Kent Woodlands, may help. "Some households may see rate increases of up to 50% if they don't have Firewise certification. State Farm recognizes when a coalition of homeowners make an effort to create defensible space. Safe structure and updated utilities are rewarded with anywhere from 20-40% annual savings. There are techniques that homeowners can implement to save. It is about awareness. Factors include pricing of building materials, fire resistant home structures and proper ventilation. Cement-infused materials are more fire resistant. If you are in a renovation, simple things will help. Install some/burglar monitoring systems and sprinklers and have endorsements attached to your home policy. Make sure your building ordinance code enforcement components are not neglected in policy quotes."

(continued on page 2)

Have you taken the KWPOA exterior paint color survey?

The board is considering the expansion of our approved exterior color palette, and we want the opinion of every member! You should have received a link to the members-only survey via email, or a paper survey via postal service. If you didn't, please contact the office at 415-721-7429 or info@kwpoa.com. Or, go to the survey directly at:

www.surveymonkey.com/r/KWPOA

Fire Insurance (continued)

Jennifer also pointed out that the California Insurance Commissioner affects policies. “The Commissioner straddles a line between protecting insureds while also trying to entice desired carriers to write the state of California – goals often at odds with one another. The state Division of Insurance (DOI) created the ‘Fair Plan’ as a solution for homeowners who are without options. They also increased the Total Insured Value (TIV) of a home from \$1.5 million to \$3 million. Nevertheless, they also have requirements to minimize the state’s financial risks, such as proof the home is being properly maintained. The DOI continues to take action against unscrupulous brokers and agents, which often includes jail time and making financial reparations. The last few years have been extremely painful for a majority of insureds.

Nima advises that Insurance Commissioner Ricardo Lara recently announced new regulations to improve wildfire safety and drive down the cost of insurance. Proposed regulations incorporate the “Safer from Wildfires” framework to protect existing homes and communities. The regulations, which could be in effect by summer 2022, will require insurance companies to factor consumers’ wildfire safety actions into their pricing of coverage. They also will provide consumers with transparency about their “wildfire risk score” that insurance companies assign to properties.

Insurance Commissioner Lara stated that “with more Californians rolling up their sleeves and reaching into their own pockets to protect their homes and businesses, insurance pricing must reflect their efforts...my new regulations will help encourage a competitive insurance market for all by putting safety first and driving down costs for consumers.”

To counter the tightening insurance market, Jennifer offered some suggestions for homeowners to improve the chances of their home being insured: First of all, don’t delay. Call your insurance broker right away so they have time to shop the market. Also, seek admitted coverage first (carriers licensed to write in California); if not available, there are many good non-admitted options (carriers not licensed in California) as carriers are adding Excess and Surplus (E&S) lines to their repertoire to meet demand. Finally – and always of urgent concern in Kent Woodlands – be sure that you maintain the defensible space around your home and avoid (or remove) easily ignitable trees and shrubs in order to meet the carrier’s requirements.

— Bitsa Freeman, Fire Safety Chair

FIRE SAFETY

Recap of Fire Safe Marin’s Ember Stomp Festival

If you didn’t have the opportunity to make it to this year’s event, you must attend next year’s. It featured fire agencies throughout Marin, public land agencies, UC Master Gardeners, Fire Safe Marin, CERT, Red Cross, and Halter Project. Fire product vendors also had booths and demos available with home-hardening products. Huge bonus: kid’s games, professional storytellers, amazing live music from folk to jazz, food trucks, goats and first responder therapy dogs.

One of the booths that was of particular interest was the Halter Project. For anyone not familiar with them, they are a grass roots organization that provides top notch animal evacuation training to members of the community and first responders for times of emergencies and natural disasters. For an evacuation package and additional information on first responder “animal” disaster trainer please check them out. Having as many people trained and available to assist people AND animals in a time of crisis is vital and deeply rewarding. Do you have a plan for your animals? Now is the time to prepare:



www.halterproject.org/

readymarin.org/get-ready/ready-pets/

www.ready.gov/pets

— Heather Hill, Hazard Mitigation Specialist

Architectural Applications: June 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS June 14, 2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
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New Applications for June

Panagotacos	644 Goodhill	C-4 Significant Change in Appearance
Newbold	14 Fern Way	C-5 Substantial Remodel
Slaugh/Farmer	101 Crown	C-3 Preliminary Review
Wilka	108 Woodland	C-8 View Restoration
Epstein	314 Evergreen	C-11 Slide remediation

Applications Approved in May

Agarwal/Ostrem	4 Orchard Way	C-13 Applications Resulting from Enforcement
Busalacchi	129 Crown	C-11 Slide Remediation

Open Enforcements

14 Madrone (enforcement on hold)
421 Crown (enforcement on hold)
111 Idlewood

Exempt and Administratively Approved Applications

None

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held monthly via teleconference. 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. June 23, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in info.

AGENDA:

- Call to Order
- Public Comment
- Approval of May 26, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Color Board Survey Results and Next Steps
- Entrance Beautification
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of May 26, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted in KWPOA office window 4 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

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Secretary	nhagey@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Natasha Altman, Director	naltman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Heather Hill, Hazard Mitigation	hhill@kwpoa.com



President's Note

Building Community by Getting to Know Our Neighbors: Julie Johnson, New Architecture Committee Chair

KWPOA's Architecture Committee has a new Chair: Julie Johnson. Julie is exceptionally well qualified to lead our design review committee. Julie has lived in Kent Woodlands, with her husband Pete and two children, since 2014. She has served on the AC since December 2020 and in that time has become fluent in our Architectural Rules and the CC&Rs on which they are based. Julie also serves on the Kentfield Planning Architectural Board (KPAB), which provides design review for all Kentfield properties which are outside of KWPOA, giving her design review experience. And as a licensed Architect with JMJ Studios, Julie thoroughly understands design issues and county regulations. In sum, there is no one else on the AC who is as qualified as Julie to lead it.

When Julie joined the AC in 2020, she said "I see this as an opportunity to rethink our goals together. I would like to see an approvals process that encourages people to invest in their homes, supports the pressing needs of our community for privacy, preserving the woodlands nature, energy independence and fire safety, and one that leads with common sense."

"For the past two years under Ann's leadership as Interim Chair, we've reconceived the AC as an ally to property owners, encouraging them to make improvements while guiding them to ensure that their projects comply with the CC&Rs. And, by the way, we are staunch champions of the CC&Rs," Julie explains.

Julie describes the purpose of the AC as follows: "Our CC&Rs were scripted to ensure an added layer of scrutiny to the development unique to Kent Woodlands. This served as the foundation for the beautiful, thriving community we have today. The Architecture Committee, in my view, should not be a 'panel of opinions' that stray from the fundamental goals of our CC&R's."

When asked why she decided to join the AC, she replied, "I've always thought Kent Woodlands is one of

those perfectly situated, rare communities that could be energy independent in the next two decades. It will take some big thinking to be sure, but I'd love to see Tesla charging stations at the Acorn lot, water recapture projects, exterior sprinklers that pull from existing pools and incentives for members to install solar/battery back-ups on homes with adequate sun to do so.

There is a massive brain trust here, and with a bit of a lean-in, I think we can enhance our collective property values, get to know each other better, and do right by the planet."

"I love meeting the members, and being an ally to them to achieve their goals. My husband and I looked at homes for 2 years before buying in Kent Woodlands and often it will take homeowners another year to produce renovation drawings. By the time folks get to AC, they have already run the marathon -- and we need to thank them for joining our community and for investing in their property."

What is the most challenging aspect of serving on the AC? "I think the most challenging aspect of the AC is when a member has invested significant dollars for architectural plans that require significant changes. Being an architect, I know the effort it takes to produce a submission. For that reason, we highly recommend members come in for a Preliminary Review with sketches/ideas of their vision before their final submission to AC. The Town of Ross has a similar process called the Advisory Design Review; it's a casual way to get informal feedback before a committing significant dollars to their plans."



(continued on page 2)

President's Note:

Julie Johnson

(continued from page one)

"The Kent Woodlands has some amazing Board members and Architecture Committee Members. These are volunteer positions and we should thank them for their time and support of the neighborhood we love," Julie says.

The Architecture Committee is a dedicated and hard-working team. Its work includes a monthly meeting which includes Site Visits for Final and Preliminary Reviews and a Design Review session attended by property owner applicants and their neighbors. This AC has also been meeting in "workshops" to study and familiarize itself with the CC&Rs and the "Architectural Rules." This allows us to better understand and adhere to the CC&Rs.

This has unexpectedly led to a project to revise the "Architectural Rules." The "Architectural Rules" document was originally developed many years ago as an easy-to-understand restatement of the CC&Rs. "In carefully comparing the two documents," according to Julie, "we found that prior ACs had taken liberties with the CC&Rs by adding idiosyncrasies to the "Architectural Rules." Examples are 'All fences are to be 50% open' or 'Exterior lights must be 375 lumens or less,' which are not actually found anywhere in the CC&Rs. We believe that such statements need to be removed from the "Architecture Rules" to make the "Rules" true to the CC&Rs.

When completed and approved, our intention is that the "Architectural Rules" we propose will differ from the CC&Rs only by being easier to understand. But before any revised "Rules" document can be approved by the Board, they will be submitted by the Board to the membership for a 28-day review and comment period. Julie, as AC Chair, and I, as Board President and AC Liaison, hope to present the AC's Proposed "Architectural Rules" document to the Board in the fall. Stay tuned!

— Ann Peckenpaugh Becker, President

The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," send an email to info@kwpoa.com.

Construction Noise Rule Reminder

Please remember that all **construction** and/or the use of **power tools** is prohibited on **state & federal holidays!**

Our complete noise rules can be found at:
kwpoa.com/noise-rule.

Fire Safety Tip!

Here's a quick tip on MULCH:

A thin layer of mulch (5 feet from your home) around the base of the trees and shrubs will help with moisture retention. If it's several handfuls full it's too much. Always avoid shredded decorative redwood mulch known as "gorilla hair."



Architectural Applications: July 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS July 12, 2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for July		
Wilka	108 Woodland	C-8 View restoration
Centeno	11 Rancheria	C-4 Significant Changes in appearances
Slaugh/Farmer	101 Crown	C-4 Significant Changes in appearances
Unkrich	69 Rock	C-4 Significant Changes in appearances
Applications Approved in June		
Panagotacos	644 Goodhill	C-4 Significant Changes in appearances
Newbold	14 Fern Way	C-5 Substantial Remodel
Epstein	314 Evergreen	C-11 Slide remediation
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
111 Idlewood		
Exempt and Administratively Approved Applications		
37 N Ridgewood	Tree removal	
136 Upland	Tree removal	
513 Goodhill	Tree removal	
226 Woodland	Tree removal	
40 Rancheria	Window Changes	

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held monthly via teleconference. 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. July 28, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in info.

AGENDA:

- Call to Order
- Public Comment
- Approval of June 23, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Exterior Paint Color Board: Discussion and Vote
- Entrance Beautification
- Delinquent Assessments: Resolutions to Record Liens Against Unpaid Members
- Info Session for Members Re: MMWD on 9/14/22
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 23, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 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
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Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

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Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Secretary	nhagey@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Natasha Altman, Director	naltman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Heather Hill, Hazard Mitigation	hhill@kwpoa.com



Kent Woodlands Journal

Newsletter #321

August 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors:

Katie Arnemann — Founder, Selfishly Healthy

Katie Arnemann is an excellent example of someone who has accomplished a big pivot. After a successful 24 year career in the fast-paced world of corporate retail in New York and the Bay Area, she dropped it all, went back to school, and launched Selfishly Healthy, an integrative nutrition health coaching service.

Why 'selfishly healthy?' "I believe that you need to be a little selfish to be healthy and it's easy to put yourself and your own needs last," Katie explains. She meets people where they are in their journey and partners with them to identify little changes that will add up over time with consistent effort. As she says, "Making any diet and/or lifestyle changes on your own can be daunting so why not have a partner in your journey to become the best version of yourself?"

Katie was born and raised in Iowa. After graduating from Iowa State University with a BS in Apparel Design, Merchandising and Production as well as Communications, she moved to New York City to work in fashion. During those five years, she worked in design and product development at Calvin Klein and Old Navy. When Old Navy offered a transfer to the Bay Area, she happily moved west for a change of scenery. After launching two clothing companies – one in custom bridal and the other in women's ready to wear – she transitioned from fashion to interiors. She spent the final six years of her corporate career at Restoration Hardware, rising to Senior Director of Sourcing and Quality Assurance for Lighting, Décor, Hardware and Baby Child and Teen brands.

After many years of trial and error tackling her own health frustrations including infertility, gut issues and hormonal imbalances, she enrolled in a graduate program at the Institute for Integrative Nutrition in New York. She graduated as a Certified Integrative Nutrition Health Coach in September 2021 and began to help others to improve their immune system, digestion, hormones and en-

ergy levels for optimal health, longevity and weight loss. People can also come to her for help making quick and easy balanced meals that will please even the pickiest eaters or those with food intolerances. She is their "advocate and accountability buddy," and helps them to meet their health and wellness goals with continued check-ins and support as needed.



Katie and her family love Kent Woodlands. She and her husband, Roger, moved to Kent Woodlands in November 2016 with their newborn daughter. They were seeking "community, outdoor space and warmer weather after many years in San Francisco." Roger is General Manager of GuideWire Analytics. Margo is now six years old, recently finished her Kindergarten year at Bacich Elementary School, and looks forward to first grade after staying busy with summer camps this summer.

What does Katie love most about our neighborhood? She says that she loves the greenery, the privacy, and the warm and lovely people. You may find the three of them hiking on the trails with their Bearded Collie, Clyde.

If you'd like to learn more about Selfishly Healthy, Katie is offering a FREE 25 minute coaching session if you reach out at katie@selfishlyhealthy.com and mention this newsletter. You'll leave with at least one tip to get you started on your own selfishly healthy journey. For more information: www.selfishlyhealthy.com.

— Ann Peckenpugh Becker, President

The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," send an email to info@kwpoa.com.

New Exterior Paint Color Options

At the July 28, 2022 regular board meeting, the KWPOA Board of Directors voted unanimously to adopt the expanded exterior color chart as previously submitted to the membership for a 28-day review and comment period. An earlier survey had indicated that 69% of the responding members were in favor of adding these lighter colors to the approved color options. The new palette now includes a wider selection of colors ranging from dark to lighter earth tones with an LRV (Light Reflective Value) of up to 55.

If you'd like to paint the exterior of your house a new color, your first step should be to contact Michael Barber at mbarber@kwpoa.com to make arrangements to view the new chart and see which colors are possibilities.

SAVE THE DATE!

Join us for KWPOA's fall FOOD TRUCK EVENT!

Sunday, September 11, 5:30—7:30pm
in the parking lot at the bottom
of Woodland Road

All Kent Woodlands residents welcome!
Food/beer/wine for purchase!
Family friendly!



Fire Safety Tip!

Defensible Space and Resilient Landscapes:

Over the years of inspecting properties, I have often heard owners and neighbors express concerns involving vegetation. There are laws that require each property to have 100 feet of defensible space which includes zone zero which is 0-5 feet from the home. This is so critical that in 2024 there will be zero vegetation allowed next to the home. Now is the time to start thinking about tree trimming, clearing ladder fuels close to your home, and removing combustible mulch directly next to your home.

So, what about healthy green leaf shrubs? Keep it green, choose which plants can be removed during the drought to provide proper spacing and consider rocks and decomposed granite intermingled with shrubs and trees.

I'm often asked about trees that overhang properties and if removal is necessary. If they are redwoods and mature oaks, free of disease and not creating structural damage please keep them. Leaves and needles that fall on the ground, roof, and gutters require continuous cleanup, but I believe these native trees are worth the extra effort.

As someone with a background in natural resource management, I care passionately about maintaining habitat for wildlife while also creating resilient and fire-smart landscaping. Have additional questions or concerns? I can be reached at hhill@kwpoa.com.

— Heather Hill, Hazard Mitigation Specialist



Architectural Applications: August 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS August 9, 2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
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New Applications for August

Raabe	226 Woodland	C-2 Minor Additions
Wilka	108 Woodland	C-8 View restoration
Shulman	27 Rock	C-3 Preliminary
Geissberger	141 Upland	C-3 Preliminary
Arabelovic/Gallardo	110 Idlewood	C-7 Changes to approved plans

Applications Approved in July

Centeno	11 Rancheria	C-4 Significant Changes in appearances
Slaugh/Farmer	101 Crown	C-4 Significant Changes in appearances
Unkrich	69 Rock	C-4 Significant Changes in appearances

Open Enforcements

14 Madrone (enforcement on hold)
111 Idlewood (enforcement on hold)
421 Crown (enforcement on hold)

Exempt and Administratively Approved Applications

None

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. September 22, 2022 - 6:00PM

Contact jwilliams@kwpoa.com for log-in info.

AGENDA:

- Call to Order
- Public Comment
- Approval of July 28, 2022 Meeting Minutes
- AC Report and Ratifications
- Proposed Revisions to Architectural Rules: Discussion and Vote
- Fire Safety & Hazard Mitigation Report
- Entrance Beautification
- Officer Reports
- County Update
- Social Events Update
- 2023 Election Calendar and Process
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of July 28, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 days prior to meeting.)

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

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Kentfield, CA 94904

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: www.kwpoa.com

Email: info@kwpoa.com

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Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Secretary nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Heather Hill, Hazard Mitigation hhill@kwpoa.com



Kent Woodlands Journal

Newsletter #322

September 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

KWPOA Community Information Sessions

College of Marin Master Plan Update

Thursday, September 15, 7:00pm Via Zoom

Join us for a presentation and Q&A with COM's Beth Rhodes regarding the College of Marin Master Plan. This is the opportunity for Kent Woodlands Residents to hear about (and weigh in on!) significant changes along College Avenue.

Meeting Link: <https://us02web.zoom.us/j/82505267543?pwd=UmVQQ1I5c1BDaFpHUk1VZXZuQlloUT09>

Marin Municipal Water District

Monday, September 26, 5:00pm Via Zoom

The KWPOA is pleased to host a Marin Municipal Water District (MMWD) Informational Session. This is a chance for residents to hear about key issues from the candidates running for the MMWD Board, including Marin's water supply, the management of MMWD land (some of which is adjacent to Kent Woodlands), and more in preparation for the MMWD board election for our district on November 8, 2022.

Meeting Link: <https://us02web.zoom.us/j/85108541455?pwd=MzFpMXlwdzBHV2xGZktlOFY3YVArQT09>

KWPOA 2023 Annual Meeting and Election

KWPOA's 2023 GENERAL MEMBERSHIP MEETING AND ELECTION is tentatively scheduled for Wednesday, January 18, 2023 (date confirmation and details to follow).

CALL FOR CANDIDATES: Three of the seven board directorships are up for election in 2023 and we encourage any interested and qualified member to consider serving our community by volunteering as a director. Nominations for candidates may be submitted in the following ways:

- Mail to KWPOA Election, PO Box 404, Kentfield, CA 94914
- Email to info@kwpoa.com
- In person at the KWPOA Board Meeting on October 24th at 6:00pm via video/teleconference.

Nominations must be received by 5:00pm on October 31, 2020.

To qualify for a seat on the board, the candidate must be a natural person and must be a member (owner in the chain of title) of the association.

For more information about the nomination or election process, please contact us at 415-721-7429 or info@kwpoa.com. The rules governing KWPOA's elections may be found on our web site at www.kwpoa.com/voting-policy.

Kent Woodlands Land Use Policy Report

KWLUPR is the “Law of the Land” for all Kent Woodlands Properties

“The Kent Woodlands Land Use Policy Report,” aka “The KWLUPR,” is a 1995 County document which provides guidelines for development and design review addressing the land use and environmental issues prevalent in Kent Woodlands. The CC&Rs of the Kent Woodlands Property Owners Association are based on the KWLUPR. But what is not commonly known is that ALL properties in Kent Woodlands are subject to the rules spelled out in the KWLUPR, whether they are KWPOA members or not.

Exterior Colors

One very notable rule in the KWLUPR is about exterior colors. ALL properties in Kent Woodlands are subject to these rules:

- “Exterior building facades should be treated with materials and colors which visually blend with the surrounding natural environment and minimize contrast with the natural backdrop when viewed from off-site locations.” (Page V-10, CD1-9)
- “Roof colors should be dark earthtones to minimize visibility from distant locations.” (Page V-10, CD1-9a1)
- “Exterior colors should be subdued natural colors or earthtone finishes which are visually compatible with the colors of the natural surroundings.” (Page V-11, CD1-9a3)
- “The following exterior building elements should be discouraged... Colors which visually contrast with the natural backdrop and materials which are reflective.” (Page V-12, CD1-9b)

As members of KWPOA know, we have a newly adopted Color Board to guide us in our selection of exterior colors. But all properties in Kent Woodlands need to select “subdued natural colors or earthtone finishes.” In other words, white paint is not allowed as an exterior color on the body of any house in Kent Woodlands.

A link to the “Kent Woodlands Land Use Policy Report” is now available on our website at www.kwpoa.com/forms-documents.

Fire Safety News

There are a lot of exciting things happening to make Kent Woodlands, and all of Marin, defensible in the event of the mega-fire.

One exciting three-year project has already begun, thanks to funding from Measure C: a 38-mile shaded fuel break strategically placed in the most vulnerable areas.

There are many misconceptions about “emergency” fuel breaks vs. shaded fuel breaks. Emergency fuel breaks (fire lines) employ bulldozers and hand crews to cut a significant fire line down to mineral soil to cut off fuels from a fire. This happens during a wildfire to protect homes and contain fires. Once complete, they are normally highly effective, but temporary, often unsightly, and likely will need to be rehabbed after the fire is out. A shaded fuel break is an ecologically-sound fuel break that is created by altering surface fuels and opening the canopy by removing crowded trees. It is a form of long-term infrastructure that benefits the entire community and will only require periodic upkeep once completed.

The Great Ross Valley Shaded Fuel Break will be a 38-mile-long multi-jurisdictional project to restore forest health. It’s only up to 500 feet in depth. A bonus of shaded fuel breaks is the removal of non-natives and highly invasive species, while keeping native flora such as redwoods and healthy oak trees.

An environmental consulting firm has been working closely with MWPA to create this amazing project, utilizing goats and hand crews to remove the understory of years of overgrown vegetation that would create a ladder fuel and could result in crown fires. This will make Marin more defensible in the most vulnerable areas by addressing overgrowth on public lands.

I recently had the opportunity to observe one in San Rafael. It will be a vital piece of fire protection and helps to restore forest health. This project is being overseen by highly experienced and knowledgeable firefighters. Furthermore, there is a citizen’s oversight committee and ecologically sound practices are being incorporated.

To learn more visit marinwildfire.org/project/shaded-fuel-break-planning-project.

— Heather Hill, Hazard Mitigation Specialist

Architectural Applications: September 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 9/13/2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for September		
Shulman	27 Rock	C4 Significant Changes in appearance
Geissberger	141 Upland	C4 Significant Changes in appearance
Goshay	75 Rock	C2 Minor Additions
Schow	1 Orchard	C3 Preliminary Review
Applications Approved (with Conditions) in August		
Raabe	226 Woodland	C2 Minor Additions
Arabelovic/Gallardo	110 Idlewood	C7 Changes to Approved Plans
Open Enforcements		
14 Madrone		
421 Crown		
111 Idlewood (enforcement on hold)		
Exempt and Administratively Approved Applications		
Barr	119 Evergreen	Tree removal
Akram	111 Goodhill	Housepaint
Underwood	40 Rancheria	Window changes
Bacon LLC	110 So. Ridgewood	Generator

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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

Thurs. September 22, 2022 - 6:00PM

Contact jwilliams@kwpoa.com for log-in info.

AGENDA:

- Call to Order
- Public Comment
- Approval of July 28, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Entrance Beautification
- Officer Reports
- County Update
- Social Events Update
- 2023 Election Calendar and Process
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of July 28, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 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

Ann Becker, President/AC Rep abecker@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Secretary nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Heather Hill, Hazard Mitigation hhill@kwpoa.com



Kent Woodlands Journal

Newsletter #323

October 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

KWPOA 2023 Annual Meeting and Election

KWPOA's 2023 GENERAL MEMBERSHIP MEETING AND ELECTION is scheduled for Wednesday, January 18, 2023 at 7:00pm via videoconference.

CALL FOR CANDIDATES: Three of the seven board directorships are up for election in 2023 and we encourage any interested and qualified member to consider serving our community by volunteering as a director. Nominations for candidates may be submitted in the following ways:

- Mail to KWPOA Election, PO Box 404, Kentfield, CA 94914
- Email to info@kwpoa.com
- In person at the KWPOA Board Meeting on October 24th at 6:00pm via video/teleconference.

Nominations must be received by 5:00pm on October 31, 2022.

To qualify for a seat on the board, the candidate must be a natural person and must be a member (owner in the chain of title) of the association.

For more information about the nomination or election process, please contact us at 415-721-7429 or info@kwpoa.com. The rules governing KWPOA's elections may be found on our web site at www.kwpoa.com/voting-policy.



HALLOWEEN PARADE

and trick-or-treating!

Monday, October 31st at 5:00pm

Join your neighbors for the annual Kent Woodlands Halloween Parade! Gather just past the intersection of Woodland Road and Rancheria/Goodhill, where the parade will begin at 5:00pm sharp. Trick-or-treat tables will be set up along the parade route. Afterwards, continue the celebration with food and beverages for kids and adults outside at the home of the Ryan family at 125 Woodland Road.

As usual, Woodland Road will be CLOSED between Rancheria/Goodhill and North/South Ridgewood from 5:00 to 6:00 pm. Alternate routes are available.

*Interested in hosting a treat table along the parade route?
Let us know at info@kwpoa.com!*

FIRE SAFETY NEWS

Are your pets ready for a disaster?

Hopefully you have an emergency “go bag” in the event of an evacuation, but what about your furry family members? Take a look at www.ready.gov/pets. This CDC resource offers a great overview of preparing for your pets in a disaster, including the most comprehensive checklist that I’ve found. Just like our bags, be sure to periodically check the expiration date of food items and medications. Here’s an overview of the basics:

- **Food.** Keep several days’ supply of food in an airtight, waterproof container.
- **Water.** Store a water bowl and several days’ supply of water.
- **Medicine.** Keep an extra supply of the medicine your pet takes on a regular basis in a waterproof container.
- **First aid kit.** Talk to your veterinarian about what is most appropriate for your pet’s emergency medical needs.
- **Collar with ID tag and a harness or leash.** Include a backup leash, collar and ID tag. Have copies of your pet’s registration information and other relevant documents in a waterproof container and available electronically.
- **Traveling bag, crate or sturdy carrier,** ideally one for each pet.
- **Grooming items.** Pet shampoo, conditioner, etc., in case your pet needs some cleaning up.
- **Sanitation needs.** Include pet litter and litter box (if appropriate), newspapers, paper towels, plastic trash bags and household chlorine bleach to provide for your pet’s sanitation needs.
- **A picture of you and your pet together.** If you become separated from your pet during an emergency, a picture of you and your pet together will help you document ownership and allow others to assist you in identifying your pet.
- **Familiar items.** Put favorite toys, treats or bedding in your kit. Familiar items can help reduce stress for your pet.

— Heather Hill, Hazard Mitigation Specialist



Save the date!



Kent Woodlands Holiday Party

Sunday, December 4, 2022, 5:00 – 8:00pm at Guesthouse

All Kent Woodlands residents welcome!

Watch your email / mailbox for your invitation.

Architectural Applications: October 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 10/18/2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for September		
Allread	160 Upland	C-3 Preliminary
Moneta	320 Goodhill	C-4 Significant Changes in Appearance
Applications Approved in August		
Shulman	27 Rock	C-4 Significant Changes in Appearance
Geissberger	141 Upland	C-4 Significant Changes in Appearance
Goshay	75 Rock	C-2 Minor Additions
Open Enforcements		
14 Madrone		
111 Idlewood (enforcement on hold)		
421 Crown		
Exempt and Administratively Approved Applications		
Chan	11 Rock	Tree removal
Marzloff	221 Evergreen	Roof material

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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, October 24, 2022 - 6:00PM (NOTE: NEW DAY!)

Contact jwilliams@kwpoa.com for log-in info.

- Call to Order
- Public Comment
- Approval of September 22, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Nominations for 2023 Board of Directors Election
- 2023 Budget—Discussion and Vote
- Improvements in County Right-of-Way
- Architectural Committee Project Close-Outs
- Open Director Seat
- KW Entrance and Roundabout
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of September 22, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 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

Ann Becker, President/AC Rep abecker@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Secretary nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Heather Hill, Hazard Mitigation hhill@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. If the requested information is not provided, the property address of the Owner's separate interest will be used for notices.

1. The address or addresses to which notices from the Association are to be delivered.

2. An alternate or secondary address to which notices from the Association are to be delivered.

3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest.

4. Is the separate interest --

- Owner-occupied? Rented out? Developed, but vacant? Undeveloped?

5. Member Name

Property Address

6. Return form to:

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
PO BOX 404
KENTFIELD CA 94901

EMAIL: INFO@KWPOA.COM



Kent Woodlands Journal

Newsletter #324

November 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Kiki Goshay, Filmmaker and Environmental Advocate

You may know of Kiki Goshay as the builder/owner of one of the very few LEED-certified homes in Kent Woodlands. What you may not know about Kiki is that she also makes extraordinary films. In our neighborhood, there are many people associated with the film industry. What's remarkable about Kiki is that she takes gnarly and seemingly intractable problems, creates documentaries which focus on solutions, and somehow conveys optimism that these problems can be solved. In short, her films are inspiring.

Kiki says she has been fortunate to meet people who have such a profound impact on her that she is compelled to tell their stories.

This was first evident in her film, "Not Alone," about teen suicide. Kent Woodlands resident, Jacqueline Monetta, was a senior in high school when she talked to Kiki about her desire to film teens sharing their struggles with mental illness to prevent suicide. Jacqueline's passion and insight drew her in. "Jacqueline's compassion is palpable. I was drawn to that and felt we could make a compelling film if Jacqueline was our central character," Kiki says. Through her intimate, on-camera interviews, Jacqueline and the audience learn about depression, anxiety, self-harm, suicide attempts, getting help and treating mental illness.

Kiki's newest project, "Empowered," is a documentary series about renewable energy. Her daughter, Chloe, is the host and narrator. The series celebrates the heroes of our times – scientists, inventors, entrepreneurs, policymakers and citizens – behind the renewable energy revolution. As Kiki says, "The people in this series will someday be remembered as victors in the most poignant battle our world has ever faced."



(continued on page 2)

Election News

As announced in the September and October 2022 newsletters, and in accordance with our Voting Policy, the Association invited nominations for the election of the 2023 Board of Directors, for which three director seats are open. The board provided an opportunity at the October 24th board meeting to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2022.

Nominations were received and qualified for incumbents Ann Becker, Noah Hagey and Sara Wardell-Smith. With three director seats up for election and three candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Becker, Hagey and Wardell-Smith are elected. This decision has been made pursuant to the California Civil Code and KWPOA's bylaws, which state: "In the event that the number of qualified nominees for election as directors does not exceed the number of vacancies to be filled, the Association may, without further action, declare that those nominated and qualified have been elected." (KWPOA Bylaws, Article VI, Section 5 [d]).

The two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 18, 2023. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

President's Note (continued)

Why now? Kiki explains: "What's really exciting, and the reason I wanted to make this series, is that we are living through this pivotal moment in human-kind where we have the tools to generate all the energy we need from natural sources. This energy revolution is further along than you might think. We have the technology. We have been waiting for policy and money to employ that technology. Finally, policy is catching up and the investments in a new system are being made."

"Climate change has become a frightening reality. It's easy to feel helpless and hopeless. But that's not the right mindset," according to Kiki. "I would like people to embrace positive change and feel hopeful. We need that so much right now. I want people to know and appreciate the unsung heroes behind the scenes. Interviewing these brilliant people and learning about the technologies and the possibilities made me enthusiastic about the future. This series got me through COVID. I needed to feel positive. I needed to have something to celebrate. Working on this kept me really optimistic and motivated."

Kiki's hope is that these stories will inspire — and empower — us to do our part to accelerate the renewable energy revolution.

— Ann Becker, President

"Empowered, Energy Heroes" will be shown on National Public Television beginning in March 2023.

In the meantime, if you'd like to find out about local or virtual screenings or see the trailer, visit the official web site at www.empoweredtheseries.com.

If you'd like to watch Kiki's previous documentary, "Not Alone," it's streaming on Amazon Prime and AppleTV+.

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The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service.

If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," let me know by sending an email to info@kwpoa.com with "Possible Subject of President's Note" in the subject line.

FIRE SAFETY QUICK TIP

I recently had the pleasure to speak with the co-creator of Fire Safe Signs. Like many of us, she's had close friends that lost their homes to a wildfire. Though this tragedy, she started researching the pertinent information that should be displayed for first responders. Having a standardized and visible numbering with additional information from animals, medical conditions to pools and engine clearance is brilliant.

Their web site states: "Fire Safe Signs helps property owners provide crucial information to first responders in case of an emergency. Our made in the USA, reflective address signs meet or exceed local requirements."

See examples below and learn more at firesafesigns.com.

— Heather Hill, Hazard Mitigation Specialist



Save the date!

Kent Woodlands Holiday Celebration

Sunday, December 4, 2022
5:00 – 8:00pm at Guesthouse

All Kent Woodlands residents welcome!
(Adults only, please). Keep an eye out for
your invitation by email or mail.

Architectural Applications: November 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 11/15/2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
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New Applications for November

Allread	160 Upland	C-4 Significant Changes in Appearance
Summers	45 Evergreen	C-4 Significant Changes in Appearance
Fowler/Thomas	55 Kent	C-2 Minor Addition

Applications Approved in October

Monetta	320 Goodhill	C-4 Significant Changes in Appearance
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Open Enforcements

14 Madrone
111 Idlewood (enforcement on hold)
70 Ridgecrest
421 Crown

Exempt and Administratively Approved Applications

Real Group One LLC	70 Ridgecrest Rd	Exterior Paint
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ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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 5, 2022 - 6:00PM (NOTE: NEW DAY!)
IN PERSON at 1010 Sir Francis Drake, Suite 200
AND via Zoom (Contact jwilliams@kwpoa.com for log-in)**

- Call to Order
- Public Comment
- Approval of October 24, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Revised Architectural Rules
- Solar and Generator Procedures
- Roundabout at Woodland and College
- Election and Annual Meeting Update
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 days prior to meeting.)

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
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Office Hours: By Appointment
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Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Secretary	nhagey@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Natasha Altman, Director	naltman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Heather Hill, Hazard Mitigation	hhill@kwpoa.com



Kent Woodlands Journal

Newsletter #325

December 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Woodland Sponsors

One of the best ways for women of Kent Woodlands to build community and get to know their neighbors is through Woodland Sponsors. Woodland Sponsors is a social-educational-charitable organization made up of Kent Woodlands women who meet monthly to learn and socialize, and who donate a portion their dues to nonprofit organizations serving children and youth in Marin County.

HISTORY

The origins of Woodland Sponsors go back to 1951 to the "Orchard Branch" of the "Friends of Arequipa." Arequipa was a tuberculosis sanatorium in Fairfax founded in 1911 to offer care to hundreds of working-class women suffering from tuberculosis in early-twentieth-century California. Arequipa gave female doctors a place to practice, female nurses and social workers a place to train, and white "society women" a noble philanthropic mission, according to Lynn Downey, author of the book [Arequipa Sanatorium: Life in California's Lung Resort for Women](#).

Friends of Arequipa was formed in 1951 to raise money for Arequipa. Members of its Orchard Branch came from the entire Ross Valley area including Kent Woodlands. All meetings were held at the home of the organization's President. The meetings focused on projects such as making placemats and table decorations for sanatorium patients.

Arequipa Sanatorium closed in 1957 with the containment of tuberculosis. The fundraising organization, Friends of Arequipa, became The Marin Foundation of Friends of Arequipa. At that time, the Orchard Branch, whose members were then all from Kent Woodlands, voted to dissolve and re-form as a new social and fundraising group because members wanted to directly choose the recipients of their fundraising efforts. Thus, Woodland Sponsors was born.

The first Woodland Sponsors projects were "camperships" for the summer program at Adaline E. Kent School. Children were selected for camperships by the Kent School Psychologist from among children whose families needed financial help. Woodland Sponsors later began sponsoring Tutorial Service



scholarships at the College of Marin Child Center, specifically earmarking the donations to provide financial assistance to children with what we now call learning differences. Woodland Sponsors also donated to the College of Marin Center for the Handicapped.

Back in those days, fundraising parties were the principal means of raising funds to be donated. The annual Winter Gala was the most lavish of these parties and meetings leading up to it were focused on its preparation, including making centerpieces.

In those days, prospective members had to be sponsored by two members-in-good standing. Attendance was mandatory: a small fine was charged if one missed a meeting. The mandatory attendance rule made membership impractical for many women, such as women who were employed. And the number of members was capped because these mandatory meetings were held in members' living rooms.

In 2014, when I was co-President, a number of us saw the potential of Woodland Sponsors as a unifying force connecting and involving all the women in our neighborhood. But the rules about mandatory attendance got in the way of recruiting working women and younger women. We formed a task force to propose

(continued on page 2)

President's Note (continued)

revisions to the ByLaws, which was chaired by Carole Gray, and which included a very long-term member (the late Mary Cole), a brand-new member (Bitsa Freeman), and two other members (Daly Schreck and Dori Crawford). The new ByLaws were adopted in early 2015. From that point on, Woodland Sponsors has evolved into the much larger, vibrant group of women of all ages which it is today.

PRESENT DAY

The current co-Presidents are Michelle McKechnie and Kirsten Goff. The current Board consists of Allison Carbone, Bitsa Freeman, Daly Schreck, Julie Reischman, and Vanessa McKinley, plus the co-Presidents.

Many varied programs are being planned for 2023, including hikes and a members-only docent-led tour of the Ramses exhibit at the de Young Museum. This is in addition to the Annual Fall Cocktail Party for members and their significant others, the much-enjoyed "Annual Book Talk" by Elaine Petrocelli at The Book Passage bookstore, and the annual New Members Luncheon.

For all these years, even though the group has grown to 78 members and the composition of the group has changed, Woodland Sponsors has continued its most meaningful work: we still donate to charities serving Marin County children and youth. And in recent years, additional activities have been organized for members to help the needy in other ways – by creating gift bags for women in shelters or by working in the warehouse at MakeltHome-BayArea which furnishes the homes of those in need with household goods donated by others.

If you're a woman living in Kent Woodlands who would like to join Woodland Sponsors, please contact any of the members mentioned above, including me (Abecker@kwpoa.com), and we'll notify Daly Schreck, Membership Chair. New members will be proposed at the Annual Meeting in January and will be welcomed at the Annual New Members Luncheon, which is in February each year.

— Ann Becker, President

The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service.

If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," let me know by sending an email to info@kwpoa.com with "Possible Subject of President's Note" in the subject line.

FIRE SAFETY NEWS

Recently, Board Member Jeff Leh and I had the opportunity to meet with the vegetation specialists from PG&E. We were aware that there was some community concern involving cutting down healthy trees, especially redwoods, past the mandated pole clearance.

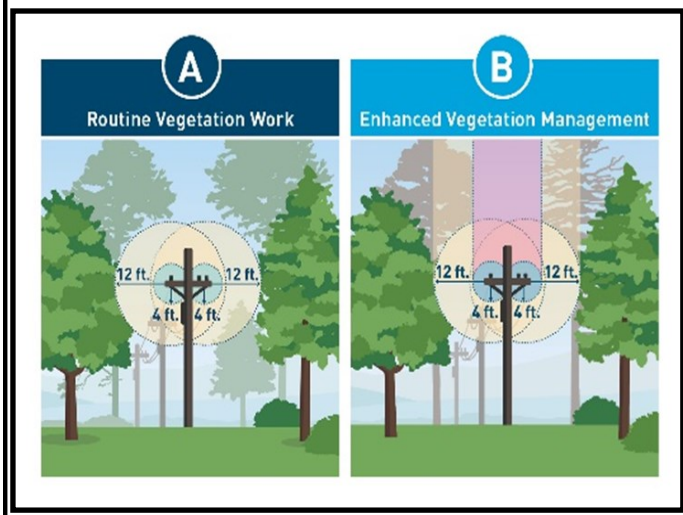
I was already aware of the importance of keeping tree limbs clear of high voltage lines, which is why PG&E has been actively cutting limbs and trees that are posing a risk to powerline and causing wildfires. But it is particularly interesting that PG&E is looking at the lower secondary lines to determine if they are pressing against the trunk of the tree.

As trees continue to grow and expand, the lines press against tree trunks which could increase the likelihood of lines failing. If this were to occur, we would have live wires down and a significantly increased threat of a fire.

We asked PG&E if they could consult with their maintenance team to see if coiling (wrapping) the line might be an option. In cases where redwoods or other important species are present, they will review other options upon the request of the homeowner or me. Overall, we found this to be a very informative meeting.

If you have tree concerns involving the powerlines feel free to reach out to PG&E at treesafety@pge.com or 800-564-5080. If issues are not resolved to your satisfaction, I'm happy to reach out to them directly as well.

— Heather Hill, Hazard Mitigation Specialist



Architectural Applications: December 2022

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 12/13/2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for December		
Fowler/Thomas	55 Kent	C-3 Preliminary
Schow	1 Orchard	C-6 Teardown
Braun	310 Goodhill	C-4 Significant Change in Appearance
Applications Approved in November		
Alread	160 Upland	C-4 Significant Changes in Appearance
Summers	45 Evergreen	C-4 Significant Changes in Appearance
Fowler/Thomas	55 Kent	C-2 Minor Addition
Open Enforcements		
14 Madrone		
111 Idlewood (enforcement on hold)		
70 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Hagey	670 Goodhill	Solar
Merchant	30 N Ridgewood	Driveway Improvements

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th 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 Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@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 5, 2022 - 6:00PM (NOTE: NEW DAY!)
IN PERSON at 1010 Sir Francis Drake, Suite 200
AND via Zoom (Contact jwilliams@kwpoa.com for log-in)

- Call to Order
- Public Comment
- Approval of October 24, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- PG&E Clearing & Heritage Trees Preservation
- Appointment of Open Board Director Seat
- Dog Poop Stations
- Revised Architectural Rules
- Solar and Generator Procedures
- Close-out Site Visits
- Roundabout at Woodland and College
- Carbon Neutrality Presentation & Task Force Consideration
- Election and Annual Meeting Update
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(Final agenda posted at KWPOA office window 4 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

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Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Secretary	nhagey@kwpoa.com
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