



# 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=UmVQQ1I5c1BDaFpHUK1VVXZuQlloUT09>

### 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=MzFpMXIwdzBHV2xGZktIOFY3YVAqQT09>

## 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](mailto: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](mailto:info@kwpoa.com). The rules governing KWPOA's elections may be found on our web site at [www.kwpoa.com/voting-policy](http://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](http://www.kwpoa.com/forms-documents).

## Fire Safety News

There are a lot of exciting things happening to make Kent Woodlands, and all of Marin, defendable 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](http://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](mailto: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
<b>New Applications for September</b>		
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
<b>Applications Approved (with Conditions) in August</b>		
Raabe	226 Woodland	C2 Minor Additions
Arabelovic/Gallardo	110 Idlewood	C7 Changes to Approved Plans
<b>Open Enforcements</b>		
14 Madrone		
421 Crown		
111 Idlewood (enforcement on hold)		
<b>Exempt and Administratively Approved Applications</b>		
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](mailto: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 21<sup>st</sup> of the preceding month (or the Friday prior if the 21<sup>st</sup> falls on a weekend or holiday). All 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](mailto: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](mailto: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:	<a href="http://www.kwpoa.com">www.kwpoa.com</a>
Email:	<a href="mailto:info@kwpoa.com">info@kwpoa.com</a>

## Board Members and Staff

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