



Kent Woodlands Journal

Newsletter #328

March 2023

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

I am very pleased to be writing to you for the first time as your new KWPOA President!

Thank you to Ann Becker, our outgoing President, for all of her hard work. I have learned a lot from Ann and am looking forward to her continuing to serve the Association as our Vice President & Secretary.

I love our neighborhood. In 2011, when my wife, Aubrey, and I first set foot on the piece of land on Crown Road which would become our forever home, we felt a magical sense of quiet calm and serenity. At the time we designed our home, KWPOA's Architectural Committee consisted of Anne Barr, Jim Schafer, and Bill Reilly, who all led us through a smooth approval process.

Every day since we moved in 2015 with our then-4-year-old girl Madelyn, 2-year-old Jack, and 2-week-old Pierce, we have enjoyed living in the magic (albeit not as calm and quiet inside our walls!).

My first experience with the KWPOA board was when the neighborhood was considering license plate readers (LPRs) at our entrance, a no-brainer in my opinion. Shortly after I attended one of the board meetings to learn more, Bitsa Freeman asked me to consider joining the board, which I did. I thoroughly enjoyed my time with Kathy Goldsmith as President, alongside board members Steve Gray, Mimi Willard, Anne Barr, Bitsa, and Ann.

The lack of social events at my start on the board became my focus. More young families had been moving into the Woodlands, yet nobody seemed to be spending much time with their neighbors. Our fall & spring food truck events are now 100+ residents strong, our Halloween after-party at the Ryan's house saw over 250 attend last year, and we've almost hit the guest capacity for two years in a row at our Guesthouse holiday party. Here's to many more of all of these!

While we don't have any common areas (aside from our Acorn parking lot) like traditional HOAs do, we've got quite the neighborhood to help protect & improve. Kent Woodlands saw over 687,000 cars enter and exit last year according to our LPRs, we have billions of dollars in real estate value within our membership, and if Kent Woodlands were its own zip code, we'd be 5th priciest in the country right ahead of Miami Beach with a median sales price of over \$4.5M.

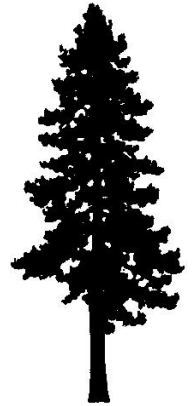
At my first board meeting as President, I shared my following priorities with the rest of our board members:

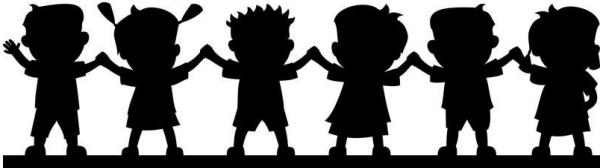
- 1) Upholding our CC&Rs
- 2) Fire/Hazard Mitigation
- 3) Safety & Beautification
- 4) Social Events
- 5) Community Interfacing

In future letters, I'll update all of you with more details and progress on each of these areas.

We've got a great board of directors with all current seats filled by very smart individuals from different parts of the neighborhood and with differing opinions and backgrounds. We've also got a great staff; Jeanne Williams runs our office, Michael Barber is our AC Coordinator and a licensed architect, and Heather Hill is our Hazard Mitigation Specialist and a trained firefighter and park ranger, as well. Please don't hesitate to reach out to any of us at any time. In fact, I'd love to hear from you since, after all, our board exists to serve our members.

Sincerely,
Jeff Leh, President





Kent Woodlands families with young children preschool and early elementary age...

Are you interested in meeting and socializing with other families in the neighborhood? Connecting to exchange information on and experience with local schools, activities, and summer camps? Sharing other potential ideas for this group?

We are hoping to bring together Kent Woodlands families with young children to build lasting friendships and strengthen our community for years to come.

If you are interested, please email Kent Woodlands resident **Michelle Varney at mlgezo@gmail.com** with your name and email address for more information and to determine date/time and location for a first meet up. And please pass this information on and encourage others to reach out as well!

Carbon Neutral Initiative
**A SPECIAL INVITATION:
SAVE THE DATE!**

**KWPOA
MEMBERS-ONLY
VIEWING AND
CARBON-NEUTRAL
KICKOFF AT THE
LARK THEATRE**



KWPOA residents are invited to attend an advance viewing of Kent Woodlands filmmaker Kiki Goshay's inspiring series "Empowered: Energy Heroes" before it airs nationally.

This powerful series showcases real-life individuals who are leading the way in creating sustainable energy solutions. A filmmaker discussion will follow the screening.

**April 18th, 2023 at 6:00pm
The Lark Theater
Save The Date!**

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Fire Safety News & Info

Hello, Kent Woodlands Neighbors!

March 12th is the Neighborhood Response Group (NRG) Drill Day. Instead of a formal drill, I'm asking all residents that are inclined to spend a few minutes doing something safety-minded. Here are a few ideas:

- Is your nanny, caretaker, pet sitter, or other frequent visitor registered with Alert Marin?
- Have you purchased the mandated reflective number for your home or mailbox?
- How about checking your go bag for expired items? If you haven't gotten around to it, now is the time to create or purchase one. This includes one for your pets!

For lots of resources, visit the "Plan & Prepare" tab at ReadyMarin.org.

— Heather Hill, KWPOA Hazard Mitigation Specialist

Architectural Applications: March 2023

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 March 14, 2023

Important Notice: AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. It may occasionally be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for March		
Tiernan	115 Evergreen	C-3 Preliminary Review
Applications Approved in February		
Fremont	123 Crown	C-2 Minor Addition
Arabelovic/Gallardo	110 Idlewood	C-7 Changes to Approved Plans
Applications Continued in February		
Schow	1 Orchard	C-6 Teardown
Open Enforcements		
14 Madrone		
111 Idlewood (enforcement on hold)		
70 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Summers	45 Evergreen	Solar

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, March 27, 2023 - 6:00PM

IN PERSON at 1010 Sir Francis Drake, Suite 200, Kentfield
AND via Zoom (Contact jwilliams@kwpoa.com for log-in)

- Call to Order
- Public Comment
- Fire Safety & Hazard Mitigation Report
- Approval of February 27, 2023 Board Meeting Minutes
- AC Report and Ratifications
- Revised Architectural Rules and Approval Letter
- White Houses Considerations / "Grandfathered" Approach
- Roundabout/Safety Improvements Report
- Carbon Neutrality Task Force Report
- Short Term Rentals Policy
- 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 February 27, 2023 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted in KWPOA 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

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Board Members and Staff

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Ann Becker, VP/Secy/AC Rep abecker@kwpoa.com

Sara Wardell-Smith, Treasurer wardellsmith@kwpoa.com

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Noah Hagey, Director nhagey@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Julie Johnson, Director jjohnson@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com