



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+.

★ ★ ★ ★ ★

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
-----------	------------------	------------------------------

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
---------	--------------	---------------------------------------

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
--------------------	------------------	----------------

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
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