



Kent Woodlands Journal

Newsletter #326

January 2023

The monthly newsletter of the Kent Woodlands Property Owners Association

Setting Yourself Up to Flourish in 2023

Guest Column by Melanie Vetter, Life and Story Coach

As 2023 begins, I suggest taking a moment – or two – to reflect on 2022 and savor what you loved about last year. January is named for the Roman Janus, the god of beginnings and endings and transitions. Janus is often depicted with two faces, one turned to the future and the other to the past. As we start 2023, I suggest that you take time to look both ways. Reflect on what is ending as well as dream about what is beginning.

But before I say more on reflecting and dreaming, I want to recognize and celebrate a very special person, **Ann Becker**, who is stepping down as the KWPOA Board President this month.

Ann Becker has generously and professionally served the Kent Woodlands POA Board as President for three years (a 2-year term plus a year) and has been on that Board since 2015. Ann also serves on the Architectural Committee, which she chaired for two years until recently. There she helped usher in a new era of partnership with members and led the development and approval of an expanded Exterior Color Chart. Ann will continue on this committee as a respected member.

We can also thank Ann for creating and chairing the Safety Committee, which resulted in the installation of our License Plate Reader cameras at the entrance, and creating and chairing the Fire Safety Committee which is still active under fellow Board member Bitsa Freeman's leadership. **Ann, we are grateful for all of your work and your generosity of time and spirit.**

Now back to 2023.

There's something satisfying about pausing to reflect on the year that just finished. To do that, it helps to really look back at what happened.

While daily you might feel like you didn't get enough done or nothing has changed, in looking over a longer period of time, you often see that isn't true.

What moments of joy, beauty, and wonder did you experience? Sure there was likely struggle too. But I bet there are some amazing moments you've forgotten. Take a little time to literally look back at the year.

Flip through the pictures on your phone for the last year — or even what you shared on social media. Skim through your journals and your daily gratitude lists if you write those.

Ask your family or anyone else you've spent time with what they remember most from the year. Swapping stories can build connections and remind you of some of the good things that happened. Let all these things trigger memories that might have gotten eclipsed or left behind.

Make a list of:

- The highs and lows of last year
- Things you accomplished or feel proud of
- Moments of great joy, wonder, or contentment
- Things you're grateful for
- Struggles or challenges
- Ways you overcome challenges

Or start with the prompt: "2022 was the year I ..."

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Annual Membership Meeting

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

**Wednesday, January 18th
7:00pm via Zoom**

Agenda:

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

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 **854 4139 4001**, click "Join"
5. Click "Open Zoom Meeting" (See **NOTE**)
6. Enter the meeting password **506206**

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 **854 4139 4001**
3. Enter the meeting password **506206**

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

Setting Yourself Up to Flourish in 2023 (continued from page one)

Writing these special moments down, even as a list, helps you savor the good memories. And that can bring joy, reduce negativity and stress, and fill up your cup of capacity. And reflecting on how you got through struggles shows you your strengths and helps you build resilience for the future.

Now Look Ahead — Instead of setting a bunch of resolutions or goals, think about how you want to feel in 2023.

- What did you love in 2022 that you want to pull into the new year?
- What are you ready to release?
- What core values will guide you in 2023? How can you bring those values more into your life?

I encourage you to find some time for quiet reflection — looking back and ahead — preferably before January ends. *Here's to a year of wonder, joy, and gratitude!*

If you'd like some more help with looking forward, my free guide, "3 Steps to Having a Meaningful Life You Love," is a great place to start designing your future — a life with more energy, engagement, and clarity. "3 Steps" is a free tool that I created for my clients and would love to share with you. Just go to <https://wellfleetcircle.com/meaningful-life-you-love/>

– **Melanie Vetter, KWPOA Member**

Melanie Vetter is a member of KWPOA and a Life and Story Coach. You can learn more about her work at wellfleetcircle.com.

Carbon Neutral Task Force

The KWPOA Board recently approved a proposal from Julie Johnson, Board Member and Architectural Committee Chair, and John Thomas, long-time resident, to establish a task force that will identify steps the Woodlands can implement to become "Carbon Neutral".

Any resident interested in participating on this task force is invited to contact Julie (julie@jnj-studios.com) and cc John (johnrthomas@me.com) directly by email.



Architectural Applications: January 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 01/10/2023

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 January | | |
| Raabe | 226 Woodland | C-2 Minor Addition |
| Applications Approved in December | | |
| Fowler/Thomas | 55 Kent | C-2 Minor Addition |
| Braun | 310 Goodhill | C-4 Significant Change in Appearance |
| Applications Continued in December | | |
| Schow | 1 Orchard | C-6 Teardown |
| Open Enforcements | | |
| 14 Madrone | | |
| 111 Idlewood (enforcement on hold) | | |
| 70 Ridgecrest | | |
| 421 Crown | | |
| Exempt and Administratively Approved Applications | | |
| Lyons | 535 Woodland | Solar/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

**Monday, January 23, 2023 - 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
- Appointment of 2023 Officers and Committees
- Approval of December 5, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Revised Architectural Rules
- White Houses with “Grandfathered” Approval
- Dog Poop Stations
- Roundabout at Woodland and College
- Carbon Neutrality Task Force Update
- Close-Out Site Visits Process Review
- Meeting Owl Proposal
- 2023 Board Priorities
- 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 5, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(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

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 |
| Julie Johnson, Director | jjohnson@kwpoa.com |
| Jeanne Williams, Administrator | jwilliams@kwpoa.com |
| Michael Barber, AC Coordinator | mbarber@kwpoa.com |