



Kent Woodlands Journal

Newsletter #289

November 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's note

Surviving PG&E Power Outages

Recent PG&E blackouts forced us to get creative about electrical power. Some of us used our cars to charge phones and our powerbank batteries. Others visited libraries to re-charge. Still others drove into San Francisco to take advantage of power there. These inconvenient and time-consuming workarounds are short term solutions at best, and most of our homes remained dark. Meanwhile, PG&E's transmission system has not been fixed: these outages will continue.

What's a homeowner to do?

I spoke with two Kent Woodlands residents who are advocates of alternative energy.

First, I spoke with Kiki Goshay, who is filming a series, "Empowered," which celebrates the people and technologies that are enabling us to create a carbon free energy system. Much of the series examines our electricity delivery system and features the technologies that are revolutionizing our grid. Microgrids and home, business and community-based energy are critical to that revolution. Kiki's deep dive into renewable energy started with building her home and wanting to go even further in reducing her energy use and carbon footprint. Kiki designed, built, and lives in a sustainable LEED Gold house which was featured on the cover of Marin Magazine in May 2013. Kiki was a founding Board Member of Cool The Earth, a climate change assembly program that educated K-8 students and their families about climate change and inspired them to take simple actions to reduce carbon emissions.

Then, I spoke with Bitsa Freeman, who is on the Board of Cool The Earth, whose newest campaign is "Drive Clean Bay Area." The mission of Drive Clean Bay Area is to inspire Bay Area residents and employees to drive electric. By making the choice to go electric, residents take measurable actions to reduce their carbon footprint. Bitsa, also an early adopter of green living, designed a passive solar house and utilizes solar panels to charge her home and her electric car. As Bitsa points out, "One of the benefits of having an electric car is the ability to stay "on" during a power outage and utilize the car's battery to charge all electronic devices when the power grid goes out."

Create a solar-powered "home microgrid"

The best solution to these frequent PG&E blackouts may be to install a "home microgrid" – solar panels combined with a storage battery and a smart inverter system – which will allow you to power your home in a PG&E outage. Solar panels alone won't allow you to do this. As long as your home is connected to the grid, you'll lose power every time there is a PG&E outage.

Or install just a storage battery...

Another solution, for homes whose roofs are not sunny enough for solar panels, is to install only a storage battery. It can be charged via the PG&E grid. This battery can provide backup power in the case of a grid blackout. You can power your home temporarily using your own stored electricity -- the exact length of time depends on the battery's capacity and your energy usage.

What are the KWPOA Rules on solar panels?

According to KWPOA's Architectural Rules, solar energy equipment requires the prior written approval of the Architectural Committee. The issues are the impact on a neighbor's "sense of privacy" and the reflection of light into other homes. Before you purchase/lease solar panels, contact Michael Barber, Architectural Committee Coordinator, for more information. His email is mbarber@kwpoa.com.

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Power Outages (continued)

In conclusion...

Not every home in Kent Woodlands has a sunny enough roof to accommodate solar panels, but where it is possible, solar is an excellent alternative to a noisy generator. And if a complete home grid system is installed – solar panels, storage battery and an inverter system – it will be possible to power the home during a PG&E power outage. For homes with shady roofs, a storage battery alone may be able to provide electricity to get one through a PG&E blackout, depending on one's usage.

There will be information and updates on alternative power opportunities at the KWPOA Annual Meeting, on the evening of January 15.

— Ann Becker, President

Resources:

California Solar and Storage Association:
calssa.org-going-solar-faq.

If you have additional questions, call Carter Lavin at 916-228-4567.

Website offering independent reviews of solar equipment and solar installation companies:
solarreviews.com/?cam=calssa

HOLIDAY PARTY!

This year's Kent Woodlands neighborhood party will be at Woodlands Café on Sunday, December 8th from 5-8 pm for adults only. Both in- and outdoor areas will be open with heaters, couch-side fireplaces, local artisan heavy appetizers, and signature cocktails. Please join your neighbors for this intimate evening. You won't want to miss it!

**Sunday, December 8, 2019
5:00-8:00pm
Woodlands Café**

\$20 per person • Adults only, please
Cash/checks accepted at the door!

**RSVP to info@kwpoa.com
or 415-721-7429**

KWPOA Election News

As announced in the October 2019 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2020 Board of Directors, for which four director seats are open. A special membership meeting was held on October 24th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2019.

Nominations were received and qualified for incumbents Bitsa Freeman, Jeff Leh, Kirk Baierlein, and Matt Kursh. With four director seats up for election and four candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Freeman, Leh, Baierlein and Kursh 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 15, 2019. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

Board Appointments

At the October 25th, 2019 board meeting, the board of directors received and accepted the resignations of directors Mimi Willard and Steve Gray. We appreciate all the time and effort that Mimi and Steve gave to KWPOA over the years to help our community. We wish them all the best.

After receiving these resignations, the board appointed KWPOA members Matt Kursh and Kirk Baierlein to fill the terms of the vacated director seats. Both terms run until January 15, 2020. Welcome to Matt and Kirk! We appreciate your stepping up to serve your community.

In addition to the above appointments, the board voted to appoint director Sara Wardell-Smith as Treasurer. We thank her for taking on this important role.

Architectural Applications: November 2019

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: Tuesday, November 12, 2019

Applicant	Property Address	Category/Project Description
New Applications for November		
Nelson/Atwater	106 Diablo	C3-Preliminary Review
Barber	26 Rancheria	C3-Preliminary Review
Lesser	635 Goodhill	C2-Minor Additions
Christensen	101 Goodhill	C5-Substantial Remodel
Nelson	202 Evergreen	C3-Preliminary Review
Brownridge	115 Woodland	C6-Teardown
Olson	333 Goodhill	C3-Preliminary Review
Continued Applications to be considered in November		
None		
Applications Approved in October		
Monetta	320 Goodhill	C1-Minor Changes
Holdstein	2 Buckeye	C2-Minor Additions
Lateef	210 S Ridgewood	C2-Minor Additions
Henderson	101 Crown	C2-Minor Additions
Open Enforcements		
7 Rancheria		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Graney	311 Evergreen	Retaining wall
Hagey	670 Goodhill	Tree Removal
Couderc	50 Rancheria	House Paint

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley

AC COORDINATOR: Michael Barber

MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA 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 **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

Date: Thursday, December 5, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 24, 2019 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Annual Meeting/Election 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 24, 2019 Minutes
- Litigation Report
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at our office 96 hours prior to meeting.)

KWPOA Contact Information

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Board Members and Staff

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