



Kent Woodlands Journal

Newsletter #279

January 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's note

Happy New Year, neighbors! As we embark on 2019, I thought I'd take a moment to reflect on what a busy and productive year 2018 was for Kent Woodlands. The LPR cameras were implemented after over two years of planning, permitting, approvals and coordinating with other public agencies. We became a member of Firewise and, due to our collaboration with the Kentfield Fire Department and Fire Marshall Todd Lando, secured a \$200,000 grant for fire clearance on our border along Ridgecrest. We enjoyed our first Food Truck event thanks to the vision and enthusiasm of social chair Jeff Leh, and we celebrated the holidays with a record number of attendees at the new local restaurant Guesthouse.

The well-being of our neighborhood is dependent on the goodwill of residents, many of whom volunteer their time and energy to help create and shape the community we all benefit from. I want to personally thank long-time board member Kathy Goldsmith for over a decade of service on our board. She has been a dedicated, passionate and focused leader whose vision for our community hued stringently to our CC&Rs.

I wish everyone a healthy and happy 2019.

— Bitsa Freeman, President

KWPOA Annual Membership Meeting

DATE: WEDNESDAY, JANUARY 16, 2018

TIME: 7:00PM

**LOCATION: LIVERMORE ROOM, MARIN ART & GARDEN CENTER
30 SIR FRANCIS DRAKE BLVD., ROSS**

- AGENDA:**
- Call to Order & Introductions
 - Guest Speaker:
 - Todd Lando, Kentfield Fire District
 - President's Comments
 - Financial Report and Vote on Resolution Regarding Application of Surplus Funds
 - Architectural Committee Report
 - Public Comment
 - Adjournment



Annual Assessments

Assessment notices are on their way, so please keep an eye out! The annual assessment of \$275 is required of all members and is due February 15th, 2019. Late payments will be subject to a 10% late fee and 1% interest monthly. Payments by credit or debit card can be made via our web site at www.kwpoa.com/membership/assessments/.

When paying your assessment, please be sure to check over all contact information on your remittance slip and make corrections where necessary.

If you have any questions, please contact us at 415-721-7429 or info@kwpoa.com. Many thanks in advance for your timely payment!

It's Cold Outside!

Winter has arrived with some chilly morning and evening temperatures. The following are a few tips to ensure a safe, warm and energy efficient winter:

- **Get your furnace serviced annually!** A quick check can ensure everything's running smoothly and even identify problems before they become expensive. Natural gas furnaces should also be checked at least once a year by a licensed heating contractor or the utility.
- **Keep it clean!** Vacuum and clean regularly in and around your heater and furnace, particularly around the burner compartment, to prevent a build-up of dust and lint.
- **Keep it clear!** Don't store items in, on or around heating appliances. They can obstruct airflow.
- **Change your filters!** Most forced-air units have a filter that cleans the air before heating and circulating it throughout the home. Follow the manufacturer's recommendations for replacing the filter.
- **Caution!** Don't use heating appliances that weren't intended for in-home use. These include unvented gas heaters, ovens, ranges or outdoor barbeques.

— Mark Pomi, Fire Chief

A Quick Review of our Noise Guidelines

Power Tools: The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

Construction: Regulations and permit approvals limit the hours for construction-related activities to between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays. No construction is allowed on Sundays, state or national holidays (New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8:00AM to 5:00PM Monday – Friday only.

Sound Equipment: Unreasonable noise from sound equipment, including but not limited to radios, hifi systems, televisions, and musical instruments, shall be contained within the property lines at all times and any noise from sound equipment emanating beyond an owner's lot must cease between 11:00PM and 7:00PM.

Architectural Applications: January 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, January 15, 2019

Applicant	Property Address	Category/Project Description
New Applications for January		
Hagey	670 Goodhill	C4 Significant Changes in Appearance
Fourty Two Inc.	120 Evergreen	C1 Minor Changes
Weins	211 Goodhill	C2 Minor Additions
Murad	6 Turnagain	C10 Changes to Roof Form
Continued Applications to be considered in January		
Gossett	1 Spring	C7 Changes to Approved Plans
Applications Approved in December		
Buresh	227 S Ridgewood	C2 Minor Additions
Applications Continued in December - next meeting to be decided		
Solomon	432 Woodland	C3 Preliminary Review
Mozaffarian	651 Goodhill	C8 View Restoration
Open Enforcements		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
Exempt and Administratively Approved Applications		
McLaughlin	7 Quail	Door Replacement
Eiseman	12 Madrone	Gate Replacement

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, January 24, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 6, 2018 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- Appointment of 2019 Officers and Committees
- County Update
- Fire Safety Report
- 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 6, 2018 Minutes
- Litigation Report
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Bitsa Freeman, President	bfreeman@kwpoa.com
Kathy Goldsmith, Vice President	kgoldsmith@kwpoa.com
Ann Becker, Secretary	abecker@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #280

February 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Happy New Year! I'd like to begin the new year — and my term as the new President of KWPOA — by celebrating the volunteers who have helped KWPOA accomplish so much over the past year.

Bravo to the members of the Fire Safety Committee. When residents expressed concern about fire safety, we formed the Fire Safety Committee which has been working closely with the Kentfield Fire District and Todd Lando, Consultant to the Kentfield Fire District. Through Todd's work, and the work of the Committee, Kent Woodlands has now earned the designation "FIREWise Community," which makes us eligible for much-needed grants for the clearing of wild lands adjacent to Kent Woodlands. (See p. 2 in this newsletter for details.) The next task of the Fire Safety Committee will be to train all of us on how to get out of the neighborhood in case of wildfire. We'll be holding Wildfire Evacuation Drills this Spring — we'll need additional volunteers to help.

The Social Committee, headed by Director Jeff Leh, organized a fun Food Truck social event and they promise more events like it. They've done so much to build community in our neighborhood.

We're counting on the volunteers for the Halloween "Trick or Treat Street," ably organized by Laura Mellberg, to throw another wonderful Halloween parade complete with treats tables and post-parade pizza party, again this year.

I'd also like to applaud the members of the Security Committee, whose hard work to research License Plate Reader cameras (LPRs) and to run a successful ballot measure to fund them, led to the installation of our LPRs, which have already proven helpful in solving crime. (Big thanks to Jeanne Williams, KWPOA Administrator, for the implementation of these cameras.)

Thank you also to the members of the Architecture Committee, who put so much time and energy into applying our Architectural Rules with fairness and objectivity.

I also want to thank all the other residents who have volunteered their time over the years to help KWPOA and our neighborhood.

Finally, in recognition that the KWPOA Board is also all-volunteer, I'd like to announce our new Officers for 2019. Bitsa Freeman is handing the Presidential gavel to me, after serving as President for three years. Bitsa will assume the role of Vice President. Mimi Willard will be Secretary. Steve Gray will continue as Treasurer and Jeff Leh will continue as Social Chair. Anne Barr will continue her role as Board Representative to the Architectural Committee. And we welcome Sara Wardell-Smith, who has recently joined the Board as a Director.

Kent Woodlands is a vibrant community due to the dedication of our volunteers. We have a great year ahead of us. Happy New Year!

— Ann Becker, President



Kent Woodlands: A Firewise Community

The California Fire Safe Council recently awarded a \$200,000 grant for fire-hazard and fuel reduction efforts in the unincorporated neighborhood of Kent Woodlands. The grant will help fund a \$408,000 project on Marin County Open Space and Marin Municipal Water District lands.

The CFSC grants target projects that address growing concern over catastrophic wildfire, prioritizing areas that have achieved Firewise USA recognition. Kent Woodlands became a nationally recognized Firewise USA neighborhood late last year by focusing on wildfire fuel reduction, defensible space around homes, and community engagement about wildfire safety.

“This award demonstrates the value of collaboration and partnership among Marin agencies to support a wildfire risk reduction project in an at-risk community,” said Chief Mark Pomi of Kentfield Fire. “We now can continue the invaluable defensible space and fuel reduction projects and build upon the work that has already been completed by the Kent Woodlands community.”

The fuel reduction project is a collaboration between Conservation Corps North Bay (CCNB), Marin County Parks, Kentfield Fire Protection District, FIRESafe MARIN, and Marin Municipal Water District (MMWD). Each agency will contribute in dif-

ferent ways, with CCNB handling crews and labor on 4.5 acres of Marin County Open Space to create a shaded fuel break, while MMWD will update and maintain 120 acres of nearby fuel breaks. Kentfield Fire Protection District and FIRESafe MARIN will work with residents in Kent Woodlands to reduce fuels near homes on private property.

The area is considered a high-risk area within the wildland urban interface (WUI), labeled as a very high severity zone by the California Department of Forestry and Fire Protection (CAL FIRE), and has not experienced a significant wildfire since 1972.

Kentfield Fire District and FIRESafe MARIN will coordinate the defensible space program, which will organize homeowners to reduce fire risk near Kent Woodland’s homes. Activities will include inspections, community outreach, planning, volunteer coordination, and neighborhood scale fuel reduction projects.

“Since the early 1990s Conservation Corps North Bay has worked closely with our local public land managers, fire departments and FIRESafe MARIN to reduce the fire danger throughout the county,” said Marilee Eckert, CEO of CCNB. “As we are witnessing the recent devastating fires throughout CA this work has never been more urgent.”

Excerpt from Kentfield Fire District Press Release

Financial Resolution Passed

As in past years, the KWPOA called for a vote at the annual meeting on January 16, 2019 regarding the application of surplus funds. The following resolution was adopted by unanimous voice vote:

WHEREAS, the Kent Woodlands Property Owners Association is a non-profit mutual benefit corporation, and,

WHEREAS, the corporation seeks to act in accordance with the applicable IRS Revenue Rulings;

RESOLVED that any surplus funds remaining in the Association’s budget at the end of the fiscal year shall be applied to the following year’s budget as provided for in the IRS Revenue Ruling 70-60A.

Annual Assessments Due

Members, please remember that your 2019 annual assessment of \$275 is due on February 15th! Late payments will be subject to a 10% late fee and 1% interest monthly. Payment by credit or debit card through is available on our web site at www.kwpoa.com/membership/assessments/.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary. Please also indicate the number of parking stickers you require.

If you did not receive your assessment invoice, please contact us as soon as possible at 415-721-7429 or info@kwpoa.com.

Architectural Applications: February 2019

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Wednesday, February 13, 2019

Applicant	Property Address	Category/Project Description
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New Applications for February

Vetter	419 Crown	C2 Minor Additions
121 Goodhill LLC	121 Goodhill	C2 Minor Additions
Wardell-Smith, Raabe	226 Woodland	C3 Preliminary Review

Continued Applications to be considered in February

Hagey	670 Goodhill	C4 Significant Changes in Appearance
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Applications Approved in January

Fourty Two Inc.	120 Evergreen	C1 Minor Changes
Wiens	211 Goodhill	C2 Minor Additions
Gossett	1 Spring Road	C4 Significant Changes in Appearance

Applications Denied in January

Murad	6 Turnagain	C10 Changes in Roof Form
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Open Enforcements

67 Ridgecrest
651 Goodhill
7 Rancheria

Exempt and Administratively Approved Applications

None

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

AC COORDINATOR: Michael Barber

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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Regular Board Meeting

Date: Thursday, Feb. 28, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

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

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

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Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	wardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #281

March 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building community in Kent Woodlands can be a challenge. Our homes are situated to maximize privacy, which can inhibit our ability to even see our neighbors, much less meet and get to know them.

Now, with attention on fire safety – specifically, our need to prepare to evacuate the neighborhood in the event of wildfire – knowing one's neighbors becomes a necessity. We need to help alert our neighbors and help evacuate those who can't get out on their own.

Our social events have done a lot to foster community. The Food Truck Socials, the Halloween "Trick or Treat Street" and post-parade party, and the Holiday Party in December are great ways to meet neighbors. But these gatherings don't lend themselves well to the exchange of the contact information which would be needed to reach out to neighbors who might need help. For example, if you wanted to reach out to everyone who lives on your street, how would you be able to do that?

Should we do a Neighborhood Directory? It's been suggested that we revisit the idea of a neighborhood directory. This time, the suggestion is for an online, password-protected directory of all residents of Kent Woodlands. Residents would have the option of participating and would be able to select what contact information to share. It could be searchable by address, to allow the construction of "phone trees" to alert neighbors.

What do you think about this idea? Please send your thoughts to info@kwpoa.com and stay tuned as we explore this.

— Ann Becker, President

SAVE THE DATE!

Food Truck Social Event



Last fall's event was so much fun, we're doing it again! Mark your calendars for **Saturday, May 4th from 5:30-7:30 p.m.** in the KWPOA parking lot at the bottom of Woodland Road. Perfect for families! The event will feature three food trucks and face painting for the kids, plus toilets and plenty of tables and chairs. Mark your calendars and tell your neighbors!

Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during the month of January 2019:

Alarm Activations	20 Activations
911 Hang-Up	4 Incidents
Vacation Homes	13 Homes
Vacation Checks Completed	22 Checks
Extra Patrol Request sCompleted	28 Checks
Welfare Checks	2 Incidents
Citizen Assist	5 Incidents
Civil Advice	4 Incidents
AOA Fire	4 Incidents
Assist Outside Agency	4 Incidents
Noise Complaints	0 Complaints
Thefts	2 Incident
Vandalism	1 Incident
Traffic Stops	3 Stops
Parking Complaints	3 Complaint
Suspicious Vehicles/Persons	7 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

License Plate Reader Camera Update

The Sheriff's Office has utilized the LPR camera system a number of times to aid in the investigation of crimes in Kent Woodlands. They were able to identify a suspect in one case and eliminate a suspect in another case. In another case, the suspect vehicle had a stolen license plate displayed. It has been common practice for suspects to replace or cover their license plate with a dealer plate to avoid detection from LPR cameras. With the implementation of the new law in California that eliminates dealer plates, it is hoped that LPR cameras will be more effective in solving crimes.



A Reminder About Noise

As spring garden and construction projects get underway, residents are asked to be mindful of our regulations regarding noise in the neighborhood:

Power Tools: The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30am and 5:00pm Monday through Friday, 9:00 am and 4:00 pm on Saturdays, and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

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Thank you in advance for being a considerate neighbor!

Architectural Applications: March 2019

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: March 19, 2019

Applicant	Property Address	Category/Project Description
New Applications for March		
Corey	440 Goodhill	C4 Significant Changes in Appearance
Aldridge	421 Crown	C2 Minor Addition
Solomon	432 Woodland	C4 Significant Changes in Appearance
Wardell-Smith, Raabe	226 Woodland	C6 Tear Down
Applications Approved in February		
Vetter	419 Crown	C2 Minor Additions
121 Goodhill LLC	121 Goodhill	C2 Minor Additions
Hagey	670 Goodhill	C4 Significant Changes in Appearance
Open Enforcements		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
421 Crown		
Exempt and Administratively Approved Applications		
Geissberger	141 Upland	House Paint Color
Gardner	315 Crown	Tree Removal
Musser	605 College	Time Extension

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

AC COORDINATOR: Michael Barber

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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Regular Board Meeting

Date: Thursday, March 28, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of February 28, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 28, 2019 Minutes
- Litigation Report
- Personnel
- Adjournment

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

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Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #282

April 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

It's Wildflower Season!

If you've been hiking on Mt Tam recently, you know it's wildflower season. But you don't have to hike there to see wildflowers. There are wildflowers blooming along the roads of Kent Woodlands.

For example, right now there is a profusion of *Star Lilies* (white) along with some *Indian Warriors* (red) at the corner of Turnagain and Idlewood. Along Woodland Road, across from I I I Woodland, there are bright yellow flowers called *Bermuda Buttercups*, even though they are not from Bermuda or in the Buttercup family. Elsewhere along the roads are *Hound's Tongues* (blue), *Milkmaids* (white), and *California Poppies* (orange).



Identifying Wildflowers

If you see a wildflower, how can you find out its name? I consulted with Mary Gilardi, who is an expert on local wildflowers. Mary is a longtime resident of Kent Woodlands, having moved here in 1984. Many know her as the former Art Teacher at Bacich Elementary School, where she taught Art for twenty years. Mary loves wildflowers and has been putting her considerable artistic skills to good use on local botanical projects to catalog them.



Mary is currently involved in a project called "Florilegium of Mt. Tam," an ambitious project of the Northern California Society of Botanical Artists, expected to be published in Fall 2020. It will be a collection of botanical drawings and paintings focused on plants growing on Mt. Tam. There are 750 species of plants that are native to Mt. Tam, according to Mary, including endangered plants and rare plants found only on Mt. Tam.

If you're curious about what a "florilegium" is, Mary was formerly involved in the creation of another florilegium, the Alcatraz Florilegium, which is an already published set of botanical drawings and paintings of plants on Alcatraz. There's information about that florilegium here: www.ncalsba.org/alcatraz/

(For web sites and apps for identifying wildflowers — see page 2)

IMPORTANT REMINDER: EXTERIOR PAINT COLORS

Are you thinking of painting your home? Please remember that our CC&Rs and Architectural Rules require the use of muted earth tones. If you choose an exterior color from our approved palette (available to view in our office), no application is required. Other colors will require an application and approval by the Architectural Committee. Please contact Michael Barber, Architectural Coordinator, at mbarber@kwpoa.com or 415-721-7429 for more information.

(President's Note — Continued from page 1)

Websites and Apps For Identifying Wildflowers

Here are online and mobile phone resources which will help you to identify the wildflowers that you see:

This is a website with great photos of wildflowers native to our area: storage.pardot.com/385442/212866/POST_Guide_BayAreaWildflowers.pdf

California Native Plant Society website – www.cnps.org

Before you go out, learn what plants are native to the area you will be visiting with the Calscape tool: calscape.org. (Fun fact: you can enter your own home address and find out what plants are native there.) Or use the PlantID tool to look up the plants in the area where you will be hiking: <http://plantid.net/ChooseList.aspx>

Marin Municipal Water District website – www.marinwater.org/179/Natural-Resources-Vegetation

After you return from your hike, learn the names of plants you saw on Mt. Tam by looking them up on the “Illustrated Plant Lists” here. This website lists shows all of the plants on Mt Tam, not just on MMWD land.

iNaturalist app – This iPhone/Android app helps you identify plants, flowers, etc. when you are out on the trail. Take a photo and load it into the app. Powered by crowdsourcing a community of 400,000 scientists and naturalists, plus artificial intelligence technology, iNaturalist is a joint initiative by the California Academy of Sciences and the National Geographic Society. This app is highly recommended by Wendy Dreskin, who writes a hiking column in the Lifestyle Section of the MarinIJ and who leads the “Meandering in Marin” hiking class at COM.

PlantSnap app – This iPhone/Android app helps you to identify plants, flowers, etc. when you are out on the trail. As with iNaturalist, you take a photo and load it into the app.

FlowerChecker app – This iPhone/Android app helps you to identify plants, flowers, etc., when you are out on the trail. Like iNaturalist, you upload your own photo to the app and it is crowdsourced to an international team of Scientists and Naturalists who will respond within twenty-four hours.

Hikes

There are many sources of information about great hikes in Marin, but the best source of wildflower hikes is Wendy Dreskin, via her weekly column in the MarinIJ. Here's a link to her most recent columns: www.marinij.com/author/wendy-dreskin/. Happy Trails to you!

— Ann Becker, President

Food Truck Social Event

Mark your calendars for the next food truck event, scheduled for **Saturday, May 4th from 5:30-7:30 p.m.** in the KWPOA parking lot at the bottom of Woodland Road. Food will be available for purchase from three food trucks, and we'll also have face-painting for the kids. Come on down and be sure to tell your neighbors!

Admittance for KWPOA members is free, plus the cost of your food orders. Non-members are welcome, but we ask that each residence contribute \$20 (in addition to the cost of food) to help defray our costs.

Please note that the parking lot will be barricaded for safety, and no parking will be allowed in the lot all day Saturday to allow for set-up. **SEE YOU THERE!**



Architectural Applications: April 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: April 16, 2019

Applicant	Property Address	Category/Project Description
New Applications for April		
Gossett	1 Spring Road	C1 Minor Changes
Anglin	124 Rancheria	C12 Time Extension
Winchester	26 Rock	C1 Minor Changes
Mozaffarian	651 Goodhill	C7 Changes to Approved Project
Continued Applications for April		
Aldridge	421 Crown	C2 Minor Addition
Applications Approved in March		
Corey	440 Goodhill	C4 Significant Changes in Appearance
Solomon	432 Woodland	C4 Significant Changes in Appearance
Wardell-Smith, Raabe	226 Woodland	C6 Teardown
Applications Denied in March		
None		
Applications Continued in March		
Aldridge	421 Crown	C2 Minor Addition
Open Enforcements		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
421 Crown		
Exempt and Administratively Approved Applications		
Dabora	16 Spring	Tree removal
Keefe	648 Goodhill	Tree removal
Centeno	11 Rancheria	Roof Color

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, April 25, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of March 28, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 March 28, 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

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

FINANCIAL STATEMENTS

AS OF

DECEMBER 31, 2018

TOGETHER WITH

INDEPENDENT ACCOUNTANTS' REVIEW REPORT



friedlander cherwon capper

Certified Public Accountants

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Members
Kent Woodlands Property Owners Association
Kentfield, California

We have reviewed the accompanying financial statements of Kent Woodlands Property Owners Association, which comprise the balance sheet as of December 31, 2018, and the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of the Association's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Kent Woodlands Property Owners Association has not estimated future common property maintenance expenditures or future potential litigation expenses and, therefore, has not presented supplemental information of estimated future expenditures from its reserve fund and its future funding requirements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

Friedlander Cherwon Capper LLP

March 19, 2019

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2018**

ASSETS

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
ASSETS:			
CURRENT ASSETS:			
Cash	\$ 8,148	\$ 309,016	\$ 317,164
Prepaid expenses	6,601	-	6,601
Security deposit	<u>1,250</u>	<u>-</u>	<u>1,250</u>
Total current assets	<u>15,999</u>	<u>309,016</u>	<u>325,015</u>
PROPERTY AND EQUIPMENT at cost:			
Land	4,490	-	4,490
Office and computer equipment	4,000	-	4,000
Less - Accumulated depreciation	<u>(4,000)</u>	<u>-</u>	<u>(4,000)</u>
Total property and equipment	<u>4,490</u>	<u>-</u>	<u>4,490</u>
Total Assets	<u>\$ 20,489</u>	<u>\$ 309,016</u>	<u>\$ 329,505</u>
LIABILITIES:			
CURRENT LIABILITIES:			
Accounts payable	<u>\$ 3,672</u>	<u>\$ -</u>	<u>\$ 3,672</u>
Total current liabilities	3,672	-	3,672
FUND BALANCES	<u>16,817</u>	<u>309,016</u>	<u>325,833</u>
Total Liabilities and Fund Balances	<u>\$ 20,489</u>	<u>\$ 309,016</u>	<u>\$ 329,505</u>

See accompanying notes to financial statements and independent accountants' review report.

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2018**

REVENUES:

Member assessments	\$	132,598
Design review revenue		26,000
Disclosure packages		5,940
Miscellaneous and interest income		<u>3,084</u>
 Total Revenues		 <u>167,622</u>

OPERATING EXPENSES:

Secretary salaries and payroll taxes		40,169
Design review expense		42,822
Rent		17,560
Office expense		13,221
Insurance		9,467
Social committee events, net of reimbursements		9,252
Donation to FIRESafe Marin		5,000
Legal fees		4,712
Accounting		3,855
Landscaping, maintenance and other operating expenses		2,235
Utilities		2,643
Property taxes		<u>568</u>
 Total Operating Expenses		 <u>151,504</u>

REVENUES IN EXCESS OF EXPENSES 16,118

FUND BALANCES AT BEGINNING OF YEAR 309,715

FUND BALANCES AT END OF YEAR \$ 325,833

See accompanying notes to financial statements and independent accountants' review report.

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018**

	Operating Fund	Reserve Fund	Total
CASH FLOWS FROM			
OPERATING ACTIVITIES:			
Revenues in excess of expenses	\$ 16,118	\$ -	\$ 16,118
Adjustments to reconcile revenues in excess of expenses to net cash provided by operating activities:			
Increase in prepaid expenses	(598)		(598)
Increase in accounts payable	(4,086)	-	(4,086)
Transfer between funds	(10,000)	10,000	-
Net cash provided by operating activities	1,434	10,000	11,434
 CASH AT BEGINNING OF YEAR	42,714	263,016	305,730
 CASH AT END OF YEAR	\$ 44,148	\$ 273,016	\$ 317,164

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. Summary of Business Activity and Significant Accounting Policies

A. Business Activity

Kent Woodlands Property Owners Association (the “Association”) is a California nonprofit mutual benefit corporation that was established on June 1, 1966. The Association’s purpose is to enforce the rules and regulations adopted by the Board of Directors, the covenants, conditions and restrictions as set forth in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands*, and the deed restrictions encumbering certain lots and parcels within the Kent Woodlands real estate common interest development located in the County of Marin, California. The Association was also organized to own, repair, maintain and manage the common property of Kent Woodlands, and to otherwise enhance and promote the use and enjoyment of Kent Woodlands.

B. Basis of Accounting

These financial statements have been prepared on the accrual basis of accounting which recognizes revenues when assessed or earned and expenses when goods or services are received.

C. Fund Accounting and Reserve Fund

The Association uses fund accounting, which requires that funds, such as operating funds and reserve funds, be classified separately for accounting and reporting purposes. The Association maintains a reserve fund primarily to pay for extraordinary expenditures that cannot be funded by the operating fund, such as substantial maintenance of its common property or legal action necessary to enforce its regulations. Disbursements from the reserve fund and operating fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund generally may be made only for designated purposes. During the year ended December 31, 2018, \$10,000 was transferred from the operating fund to the reserve fund.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. Summary of Business Activity and Significant Accounting Policies (continued)

D. Property and Equipment

Property and equipment is depreciated using straight-line methods over their estimated useful lives ranging from three to seven years.

Maintenance, repairs, and renewals that neither materially add to the value of the property nor appreciably prolong its useful life are charged to expense as incurred.

E. Member Assessments and Allowance for Uncollectible Assessments

Members are subject to an annual assessment to provide funds for the Association's operating expenses and the funding of its reserve fund. The annual budget and member's assessments are determined by the Association's Board of Directors. Assessments receivable represent fees due from members at the balance sheet date. At December 31, 2018, assessments receivable were immaterial. The Board of Directors has the authority to levy special assessments against its members and their lots. Certain assessments require prior membership majority approval. Specific related information is available in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands*.

F. Income Taxes

Property owner associations may be taxed either as an owner association or as a regular corporation. For the year ended December 31, 2018, the Association was taxed as an owner association. Under that election, the Association is taxed on its nonexempt function net income, such as interest income and certain nonexempt function expenses, at a flat rate of 30%. Exempt function income, which consists of member assessments and other member fees, is not taxable.

The Association has analyzed the various federal and state filing positions and believes that its income tax filing positions and deductions are well documented and supported. Additionally, the Association believes that no accrual for tax liabilities is necessary. Therefore, no reserves for uncertain income tax positions have been accrued.

G. Subsequent Events

Subsequent events have been evaluated through March 19, 2019, which is the date the financial statements were available to be issued.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. Summary of Business Activity and Significant Accounting Policies (continued)

H. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

2. Commitments

The Association leases its administrative office through October 2020. Monthly rent of \$1,725 increases annually as of November 1st, in proportion to increases in the consumer price index. The minimum annual rent commitment related to the remaining lease term amounts to \$20,700 in 2019 and \$17,250 in 2020. Rent expense for the year ended December 31, 2018 was \$17,560.



Kent Woodlands Journal

Newsletter #283

May 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Marin Open Studios: May 4-5, May 11-12, 11 am to 6 pm

One of the highlights of the month of May is Marin Open Studios. That's when 275 local artists open their studios, or other exhibit spaces, to show their work to the general public. Guided by maps showing stops on a "self-guided tour," you can see interesting and beautiful art – and often also see artist's studios. The artwork is for sale, but even if you aren't currently shopping for art for your home or office, it's fun to see what local artists have created.

Speaking of local artists, I talked with Brennie Brackett, who is an artist and a resident of Kent Woodlands, about why she participates in Marin Open Studios. Brennie formerly participated in Sonoma Open Studios, before she and her husband moved to Kent Woodlands four years ago. She says it's a good way to get exposure to a much broader audience. She opened her Kent Woodlands home to Marin Open Studios in previous years, but not many people followed the MOS maps and signs into Kent Woodlands. This year, she'll be exhibiting at Marin Society of Artists, at 1515 3rd Street (corner of E Street), in San Rafael.

Brennie's professional career as an artist began in 1995 when, facing an "empty nest," she enrolled in a series of art classes at the College of Marin. There she discovered the joys of pastels and today she continues to work almost exclusively in that medium. Her works have been described as "wonders of beautifully modulated light, sumptuous color, and a vast wealth of visual information." And "A mix of still life and animal subject matter tell stories that are beautiful and intriguing." See her artwork at www.brenniebrackett.com, or find her and her work at the Marin Society of Artists on the Marin Open Studio dates (above).

For more information on Marin Open Studios, including a list of artists and maps of studio and exhibit locations, go to: www.marinopenstudios.com. Click on "Visit Artist Studios" at top, and then scroll down to find and click on "View the tour guide." Have fun!



— Ann Becker, President

If you don't sign up for Alert Marin, you won't know how or where to evacuate in case of a FIRE!

ATTENTION RESIDENTS: FIRE EVACUATION MEETING AND NOTIFICATION DRILL!

Kentfield Fire Protection District, KWPOA, and FIREsafe MARIN will host an evacuation presentation and notification system "drill" for all Kent Woodlands residents on **May 30, 2019 from 7:00-9:00pm** at the Bacich Community Center. Be sure to register for Alert Marin at www.alertmarin.org to receive the evacuation drill notification that evening just prior to the presentation. Residents who have registered will receive an evacuation notification exactly like they would receive in a real emergency, with instructions to proceed to the Bacich Community Center to learn more about wildfire and evacuation preparedness.

See page 2 for important information on registering with Alert Marin.

URGENT FOR ALL RESIDENTS! REGISTER FOR EMERGENCY ALERTS AT WWW.ALERTMARIN.ORG

During a wildfire, "Alert Marin" is used to provide notice by phone, text, email, or app when an ACTION must be taken at a SPECIFIC ADDRESS in an emergency such as fire or other disaster. You MUST pre-register to receive Alert Marin evacuation messages by cell phone or VOIP (Comcast, DSL, or satellite home phones, for example).

If a wildfire requires evacuation in Marin and time allows, emergency managers will use the Alert Marin system to send out notifications by telephone, cellular, VOIP, and text message to users who have pre-registered specific street addresses. If you live, work or go to school in Marin County, you should register to receive emergency alerts sent by voice, text, email, or smartphone application. You can register to receive notices for several locations where you are likely to spend time (eg: home, school, office), and you can monitor family member's addresses as well. Register every address, phone number, and device in your household. Don't delay – **visit www.alertmarin.org today!**

Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during March 2019:

Alarm Activations	4 Activations	Verbal Disturbance	0 Incidents
911 Hang-Up	1 Incidents	Noise Complaints	1 Complaints
Vacation Homes	5 Homes	Warrant Arrest	0 Arrest
Vacation Checks Completed	16 Checks	Thefts	0 Incident
Extra Patrol Request Completed	23 Checks	Vandalism	0 Incident
Welfare Checks	2 Incidents	Traffic Stops	7 Stops
Citizen Assist	8 Incidents	Parking Complaints	3 Complaint
Civil Advice	2 Incidents	Suspicious Vehicles/Persons	4 Incidents
AOA Fire	4 Incidents	Traffic Accidents	0 Accidents
Assist Outside Agency	1 Incidents		

— Deputy Scott Anderson

Architectural Applications: May 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: May 14, 2019

Applicant	Property Address	Category/Project Description
New Applications for May		
Olson	333 Goodhill	C2 Minor Addition
Applications Approved in April		
Gossett	1 Spring Road	C1 Minor Changes
Anglin	124 Rancheria	C12 Time Extension
Winchester	26 Rock	C1 Minor Changes
Applications Denied in April		
Aldridge	421 Crown	
Applications Continued in April - next meeting to be decided		
Mozaffarian	651 Goodhill	C7 Changes to Approved Project
Open Enforcements		
67 Ridgecrest		
7 Rancheria		
421 Crown		
147 Crown		
Exempt and Administratively Approved Applications		
Lesser	635 Goodhill	Tree removal
Davenport	401 Crown	Gate addition
Smit	10 Laurel	Tree removal
Saris	516 Goodhill	Tree removal
Sleisenger	415 Crown	Tree removal
Brueneer	15 Treetop	Changes to approved plan
Hsu	640 Goodhill	Time extension

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, May 23, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of April 25, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 April 25, 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

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
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Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #284

June 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Kent Woodlands is a treasure and we're very lucky to be able to call it home. Do you ever wonder about its founders? Most of what I know about the Kent family comes from newsletter essays written by Kent Woodlands resident, Paul Homrighausen.

I contacted Paul to ask him about his interest in Kent Woodlands history. Paul and his wife, Ann, moved to Kent Woodlands in 1975, to get out of the foggy City. What was it like then? "There were few fences or front gates, and the deer, raccoons, quail and other small creatures wandered about freely – and as a result, not that much landscaping. And, maybe as a result, good, friendly neighbors." Paul says that he grew up with a love of local history, in Princeton, NJ. His family lived a mile or two from the site of the Battle of Princeton in the 1770's. He would visit the battlefield and the house where General Mercer was taken to die of his wounds. Moving to this beautiful area, he was curious about its origins. He had to do a fair amount of research to learn about Kent Woodlands and the Kents. "The Library in the Civic Center is the best source, with its Librarian, Laurie Thompson."

Asked for an interesting fact about our neighborhood that few of us would know, Paul replied, "The early name for the road into the Woodlands was Adaline Avenue, named after Albert Kent's wife, not Woodland Road."

In closing, Paul said that he hopes that new families moving into Kent Woodlands "find time to become involved in our community to make it more of a community."

See page 2 for an essay written by Paul in 2012, "Before Kent Woodlands Was Born: The Kents."

— Ann Becker, President

Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during April 2019:

Alarm Activations	11 Activations	Verbal Disturbance	0 Incidents
911 Hang-Up	0 Incidents	Noise Complaints	0 Complaints
Vacation Homes	8 Homes	Warrant Arrest	0 Arrest
Vacation Checks Completed	37 Checks	Thefts	0 Incidents
Extra-Patrol Requests Completed	36 Checks	Vandalism	0 Incidents
Welfare Checks	1 Incidents	Traffic Stops	11 Stops
Citizen Assist	6 Incidents	Parking Complaints	2 Complaints
Civil Advice	1 Incidents	Suspicious Vehicles/Persons	6 Incidents
Assist Outside Agency - Fire	7 Incidents	Traffic Accidents	0 Accidents
Assist Outside Agency	5 Incidents		

— Deputy Scott Anderson

Before Kent Woodlands Was Born: The Kents

Most of us know that the Kent family bought the land on which we live many years ago and that the family was involved with the early history of Kentfield. But few of us other than the long time residents know much more about how Kent Woodlands came to be what it is today. In the next few newsletters, I will try to amuse you with that story. The account is based largely on documents and recollections contained in the Kent Family Collections in the California Room of the Marin Public Library, with the invaluable assistance of its librarian, Laurie Thompson, plus the help of a few of those long timers, other bits and pieces of information, and memory.

It all started with Albert and Adaline (not Adeline) Kent. Albert grew up in Connecticut in the 1830s and 40s, and went to Yale (all the Kent men did). According to his son William's account, after graduation he was "extremely poor", "owning nothing but a college education and a dress suit." But he was an attractive and ambitious young man, with a "brilliant mind" and considerable charm (In his later years he was noted for his unshakeable honesty and integrity.)

After a financial setback while still in his 20s, he wired his fiancée: "Have lost everything. Will you marry me at once?" Three days later Albert and Adaline were married. They lived together for over 40 years.

Many adjectives have been used by her niece and daughter-in-law to describe Adaline – impulsive, independent, sociable, outspoken, sometimes a bit blunt and overbearing, but gracious, warm, wise, and with a fine sense of humor. Even in his later years, she "could always amuse Albert" – and get her way.

By the time Albert was 40, they were a wealthy couple. Albert owned the largest meat packing plant in Chicago, and had a number of other business interests. But about that time, he suffered what was called a "breakdown", an "obscure malady", "never understood by any doctor." It left him a semi-invalid, rather gloomy, and with "a dread of meeting people." On the advice of

his doctors, he started travelling to the West to find a more suitable climate for his health – a favored medical treatment in those days for certain untreatable ailments.

Albert was in California on one of those trips when he learned of the Great Chicago Fire of 1871. He sent for Adaline and their young son William (their first-born son had died at the age of two), and they moved into temporary quarters in San Rafael to look for a suitable new home.

One day, while on a carriage ride in the surrounding countryside, Adaline came upon what later became Kent Woodlands. The property was on the edge of a bottom land stretching a few miles to the Bay. It led into a narrow valley extending for about a mile, flanked by slopes on either side, then ascending through wooded hills all round to a ridgeline overlooking Mount Tamalpais and miles of pristine wooded canyon and valley.

Of course, Adaline saw only a bit of that wonderful scenery from her carriage. But it was enough. On her return home, according to family legend she told Albert she had found "paradise". Albert promptly bought 13 acres of that land, and later over 800 more.

In 1872, Throop Richardson, Albert's Superintendent at the Chicago plant and his loyal employee for many more years, built a house (for himself) - the first house in the Woodlands. Part of it is still there – a section of a lovely, gabled house on Orchard Way. A year or so later, Albert and Adaline moved into their home at what is now 200 Woodland Road, also built by Throop (a talented man).

The Kents – Albert, then his son William, then his son Roger, together with their families, lived in that house (with a number of additions and renovations) for over 100 years.

— by Paul Homrighausen

(Originally appeared in our October 2012 Newsletter as part of a series on the history of Kent Woodlands.)

**SAVE
THE DATE!**

**KWPOA's next
FOOD TRUCK EVENT**

Sunday, September 22 — 5:30-7:30pm



Architectural Applications: June 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: June 11, 2019

Applicant	Property Address	Category/Project Description
New Applications for June		
Burlingame	226 S. Ridgewood	C2 Minor Addition
Continued Applications to be considered in June		
None		
Applications Approved in May		
Olsen	333 Goodhill	C2 - Minor Addition
Applications Denied in May		
None		
Applications Continued in May - next meeting to be decided		
None		
Open Enforcements		
67 Ridgecrest		
7 Rancheria		
421 Crown		
147 Crown		
Exempt and Administratively Approved Applications		
Eide	110 Evergreen	Tree removal
Mott	411 Crown	Tree removal
8 Vineyard LLC	8 Vineyard	Tree removal
8 Laurel LLC	8 Laurel	Tree removal
Kimchalk	170 Rancheria	Tree removal
Matsik	45 Evergreen	Tree removal

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, June 27, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of May 23, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 May 23, 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

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #285

July 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note: It's Fire Season – Harden Your Home!

WILDFIRES ARE OFTEN SPREAD BY AIRBORNE EMBERS

Embers from a wildfire are light enough to be blown through the air and can result in the rapid spread of wildfire by spotting (in which embers are blown ahead of the main fire, starting other fires).

Should these embers land on or near your house, they could easily ignite nearby vegetation or accumulated debris in roof gutters, or enter the home through openings or attic vents, igniting furnishings or combustible debris in those locations.

Ignitions near your home will subject some portion of your house to either a direct flame contact exposure, where the flame actually touches a home, or a radiant heat exposure (the heat felt when standing next to a campfire or fireplace).

If the fire is close enough to a combustible material, or the radiant heat is high enough, an ignition will result. With enough radiant heat, for example from a burning deck, your windows can break and admit fire into your home.

With any one of these exposures, if no one is available to extinguish the fire and if adequate fuel is available, the initially small fire will grow into a large one.

One of the misconceptions about home loss during wildfires is that the loss occurs as the main body of the fire passes. Research and on-the-ground observation during wildfires have shown that the main flame front moves through an area in a very short time: anywhere from 1 to 10 minutes, depending on the vegetation type. Homes do not spontaneously ignite—they are lost as a result of the growth of initially small fires, either in or around the home or building.

FIREsafe MARIN's "Hardening Your Home Against Wildfire" page www.firesafemarin.org/home-hardening explains the realities of wildland-to-home fire spread, the vulnerabilities of specific components of the house, how they are vulnerable to wildfire, and material and design options to improve the ability of your home to survive.

(Source: www.firesafemarin.org)

— Ann Becker, President

FROM THE COUNTY: THIS IS YOUR RESPONSIBILITY!

With the summer weather, many walkers and bikers are on the road, so it's especially important that overgrown vegetation is trimmed, street signage is visible and pathways are cleared!

A friendly reminder that property owners are required to maintain vegetation clearance adjacent to roads and driveways, horizontally and overhead.

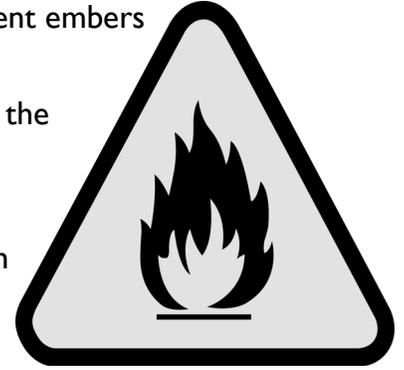
If you have trees that need trimming near power lines, it's important to know that PG&E can help. They can create a safe distance between your trees and power lines, then you can hire a contractor for any additional work. Call 1-800-743-5000 to request this "make safe" service or a temporary service shutoff so you can prune safely. Thank you for making our streets and community safer!

— Supervisor Katie Rice

Wildfire Preparedness Checklist

Complete this list of simple action steps each spring (and repeat as needed) to prepare your home and property for wildfire:

- Clean leaves and debris from gutters, eaves, porches and decks to prevent embers from igniting your home. Repeat often during fire season.
- Remove all dead leaves and vegetation from decks and within 30 feet of the house. Repeat regularly.
- Remove any combustibles stored underneath decks or porches.
- Enclose areas below patios and decks or screen with 1/8-inch wire mesh to prevent debris and combustible materials from accumulating.
- Remove all combustible materials such as firewood, propane tanks, and dry vegetation within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.
- Prune trees annually so the lowest branches are 6 to 10 feet from the ground. Remove shrubs beneath trees.
- Keep grasses cut and maintained. If it's brown, cut it to less than 4 inches. Cut grass early in the day, when fire danger is lower. Repeat as needed.
- Rake and remove debris and lawn cuttings. Dispose of cut material in green cans to reduce fuel on your property.
- Inspect shingles, roof tiles, and flashing. Replace or repair as needed to prevent ember penetration. Consider installing a fire-resistant roof if you don't have one already.
- Cover exterior vents with 1/8-inch metal wire mesh to prevent embers from entering the home.
- Ensure that your address number is visible. 4-inch numbers on a contrasting background are required.
- Maintain driveways and roadways with 10 feet horizontal vegetation clearance and 14 feet vertically.
- Check your emergency and evacuation "Go Kit" and replace perishables like batteries, food, and water annually.
- Conduct a family evacuation drill each year and instruct all family members on safe evacuation practices.
- Check that all phone numbers listed at www.alertmarin.org are current and correct.
- Check your homeowner's or renter's insurance and keep a copy of the policy in your "Go Kit."



Learn more about how to keep your family safe and reduce your home's risk of wildfire damage online at www.firesafemarin.org. You can find an in-depth "fire ready" checklist at www.readyforwildfire.org/docs/files/File/Checklist.pdf.

Architectural Applications: July 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: July 9, 2019

Applicant	Property Address	Category/Project Description
New Applications for July		
Goren	22 Rock	C3 - Preliminary Review
Goshay	75 Rock	C7 - Changes to Approved Plans
Continued Applications to be considered in July		
None		
Applications Approved in June		
Burlingame	226 S. Ridgewood	C2 - Minor Addition
Applications Denied in June		
None		
Open Enforcements		
67 Ridgecrest		
7 Rancheria		
421 Crown		
147 Crown		
14 Madrone		
Exempt and Administratively Approved Applications		
Barr	119 Evergreen	Tree removal
Henderson	101 Crown	Tree removal

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

Next Regular Board Meeting

Date: Thursday, August 22, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 27, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 June 27, 2019 Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

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Michael Barber, AC Coordinator	mbarber@kwpoa.com



President's Note

Happy Trails

One of the best things about living in Kent Woodlands is our easy access to nearby hiking, mountain biking and running trails. No matter where you live in Kent Woodlands, you're never far from a trailhead. Always on the search for new trails to explore, I asked four Kent Woodlands residents who are avid hikers and trail runners to reveal their favorites.



FOR FAMILIES WITH YOUNG CHILDREN:

Jeff Leh is a Marin native and son of parents who took full advantage of Mt. Tam trails while he was growing up. Jeff and his wife Aubrey moved to the Woodlands from San Francisco a little over 4 years ago, after the youngest of their three children was born. With little time to enjoy all of the local trails while his kids were still in diapers, he's been out and about quite a bit these days, immersing his family in the same fantastic environment their grandparents fell in love with.

Jeff's three favorite kid-friendly nearby hikes:

1) **The Crown Road fire road (aka Southern Marin Line Road)** is relatively flat and therefore perfect for heavy duty strollers. It is also dog-friendly, for dogs on leash or under voice-command (and owners who are equipped with poop bags). The intermittent distant views are great. Depending on the season, you may see wildflowers and hear the hooting of an owl. To get to the trailhead: Go to the southern end of Crown Road. There is ample parking on Crown Road before you reach the gate.

2) **The Dawn Falls Trail**, which you can access from the Crown Road fire road, is "perfect after a heavy rain, when the falls will be running," according to Jeff. "It's also nice during the hot summer weather when you will appreciate the shade." It takes about an hour to descend to the bottom, which is Madrone Canyon and the Larkspur park that the kids call "Dark Park" due to the shade. Jeff suggests having lunch afterward at Perry's on Magnolia, which is across Magnolia Ave. from Dark Park, and taking an Uber home.

3) **The trail around Phoenix Lake** is a 2.7 mile loop which has several short uphill or downhill sections, but between them is fairly gentle. (It's not stroller-friendly.) The best access to Phoenix Lake is the small parking lot located in Natalie Coffin Greene Park, at the end of Lagunitas Road in Ross. Since Phoenix Lake is a popular place, the parking lot tends to fill up quickly. On weekends, you'll want to get there before 10 am, otherwise you'll either need to wait for a spot to open up or park down on Lagunitas Road or around Ross Common and walk to the trailhead. On weekdays, parking is less challenging, but the lot can fill up early on nice weekdays.

(Continued on Page 2)

HAPPY TRAILS (Continued from page 1)

FOR HIKERS:

Michelle Wilcox, who has led hiking and running groups on Mt. Tam, moved into Kent Woodlands in 1996. She and her husband raised their two children here, and enjoyed having trails right out their front door. What started as a “convenient” exercise routine, running became a passion for Michelle. She runs with Tamalpa Runners based in Marin County, and captained their women’s Masters Team. She competed in all distances ranging from 5k’s to marathons, and tackled her first ultra marathon in the Spring of 2011. Michelle’s spirited enthusiasm, endless energy, and the love of running enabled her to do what she loved most – running for fun and good health with people that shared that same passion. She coached both girls’ running and nutrition as well as women’s trail running on Mt. Tam for many years with Team LOLA. Although no longer coaching, she and her family still enjoy Mt. Tam on foot, on bikes, and with their Weimaraner, “Blue.”

Bitsa Freeman is an avid hiker who knows Mt Tam like the back of her hand. She is a Marin native who enjoyed the trails as a kid on horseback – back in the days when seeing horses on the trails was much more common than seeing runners or mountain bikers.

Sara Wardell-Smith has lived in Kent Woodlands for almost 20 years. She developed her love of the outdoors growing up in the English countryside (Buckinghamshire and Berkshire) where she enjoyed horseback riding, hiking, orienteering ... and driving in demolition derbies! She and her husband, Bruce, enjoy spending their free time exploring Mt. Tam together – hiking, running and mountain biking. When I spoke to Sara about how she felt about living so close to Mt Tam, she quoted Herb Caen in response, "The precise location of heaven on earth has never been established but it might very well be right here!"

Michelle’s favorite hikes:

1) **Yolanda Trail** -- Michelle says “My all-time favorite hiking or running trail is the Yolanda Trail, I simply love the varied terrain (flat, hills, single track, woods, wide open space, you name it). Start on Crown Rd (near Phoenix Rd), start down through cut in guard rail on Allen trail, left at bottom, right up Gertrude Ord around Phoenix lake on back side, right at Phoenix Junction, left up Yolanda. From that point there are many routes to extend the hike or run for as long as you like, eventually making your way back for a loop up the Harry Allen trail back home.”

2) **Hoo Koo E Koo** – Michelle says “Another shorter favorite is starting at Crown Rd., up Hoo Koo E Koo, crossover Blithedale Ridge to continue on Hoo Koo E Koo, up stairs to Hoo Koo E Koo fire road, down Hoo Koo E Koo (this is on Knob Hill), to the Crown Road fire road and back to your starting point. Only 3 miles round trip but you truly feel like you have escaped and gotten a great workout in.”

Bitsa’s favorite hike:

Hoo Koo E Koo – This is Bitsa’s all-time favorite hiking trail. She says “The Hoo Koo e Koo is a perfect reflection of the variety of Marin’s landscape. You start a steep climb in a heavily forested and shady tree corridor and you crest at the sunny, stunning view junction of Blithedale Ridge where on summer days you can see why living in Kentfield is preferable to Mill Valley due to the thick blanket of fog that is usually covering up MV. Plus the views of the Bay and City are stunning. I never tire of that loop.”

Sara’s favorite hikes:

For Sara Wardell-Smith, choosing one favorite hiking trail was too difficult, so she mentioned two nearby trails:

1) **Tucker trail up to Eldridge fire road and then down around Phoenix Lake** – “This makes for a nice hiking loop. It’s very shaded and it’s particularly lovely in the winter when all the waterfalls are running.”

2) **Phoenix Lake – Yolanda Loop** – “I also like hiking down to Phoenix Lake (starting out on the trail on the northern side of Crown Road, which is closer to Goodhill) and then go up the Yolanda trail and down Hidden Meadow to Phoenix Lake and then I usually head back to the Woodlands via the Bill Williams trail.”

(Continued on Page 3)

HAPPY TRAILS (Continued from page 2)

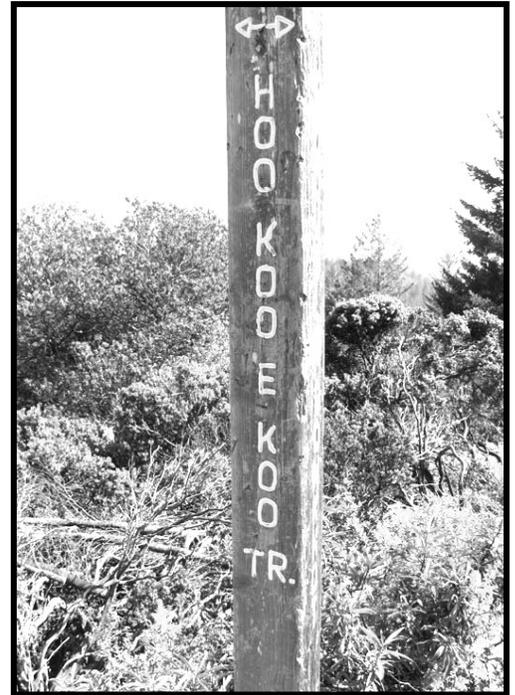
FOR TRAIL RUNNERS:

Sara's favorite running trails:

1) **Hoo Koo E Koo Figure 8 Loop** – “If I don't have much time, then I like to run the Hoo Koo E Koo "Figure 8" loop. It's a great single track trail with some expansive views along the way. I usually start out at the Crown Road trail head in the Woodlands. (This is also a great loop to hike.)”

2) **Dawn Falls** – “If it's a particularly hot day, I like running down Dawn Falls (also starting out at the Crown Road trail head) and either up the Ladybug trail up and around King Mountain and back (this loop is a pretty shaded, with some good elevation and views) ... or I'll take Dawn Falls all the way to the "somewhat secret" Big Dog connector trail (warning: this connecting part is *super steep*) up to the Southern Marin line, and then up Huckleberry, back via Blithedale Ridge fire road.”

3) **Eldridge** – “For a longer run, I like going up Eldridge fire road (starting out at the Evergreen fire road trail head - warning: the first 5 minutes are very steep!) There's a great view at Inspiration Point and then I take Northside Trail (this is always a very quiet/lightly trodden single track trail to run.) Then I usually go down Collier Springs (or for a longer run, down Lower Northside Trail) down to Lake Lagunitas, and then I usually loop back via Lakeview down to Phoenix Lake and then back up to the Woodlands via the Harry Allen trail.”



(Copyright ©2015 Piero Scaruffi)

Advice to new residents of Kent Woodlands:

Bitsa says that any new resident of Kent Woodlands should seek to experience our neighborhood treasure: all the trails that surround our community. For example, the Harry Allen trail is a short trail that begins off Crown (the northern end) and terminates on Phoenix Rd. It's a peaceful, rarely used neighborhood gem that is mostly used by locals -- in comparison to the crowded and heavily used Crown Road fire road (aka Southern Marin Line Road).

Michelle says she always tells newcomers to try and hook up with a local to hit the trails with for the first few times. “It's always nice to have someone along who knows their way and can point out intersections, various options, etc. Be sure to buy a Tom Harrison Mt. Tam Trail Map, too! Don't leave home without it!”

Sara suggests that you consider tracking your hiking and trail running progress on a map. As Sara explains, “My husband, Bruce Raabe, and I love to explore the trails on Mt Tam together. A few years ago, we printed the MMWD trail map, laminated it, and then hung it on the wall of our garage,” Sara explains. “Our goal was to run every trail on the mountain, starting out from our home in the Woodlands, within one calendar year. Every time we ran a new trail together, we'd use a marker to highlight it on the map. It was a great way to get to know the mountain!”

Download the watershed maps here:

<http://marinwater.org/DocumentCenter/View/5231/Watershed-Map-2-pages-PDF?bidId=>

To that, I would like to add that whether you are a parent with a stroller, a hiker, or a trail runner, our nearby trails are wonderful. As John Muir said “Of all the paths you take in life, make sure a few of them are dirt.” I hope to see you out there.

— Ann Becker, President

IMPORTANT REMINDER: EXTERIOR PAINT COLORS

Are you thinking of painting your home? Please remember that our CC&Rs and Architectural Rules require the use of muted earth tones. If you choose an exterior color from our approved palette (available to view in our office), no application is required. Other colors will require an application and approval by the Architectural Committee. Please contact Michael Barber, Architectural Coordinator, at mbarber@kwpoa.com or 415-721-7429 for more information.

Landscape Safety Issues

KWPOA has been notified of a number of areas where vegetation on an owner's lot has overgrown to the point of obscuring traffic signs, blocking sightlines, and impeding public right-of-ways.

Correcting overgrown landscaping is the responsibility of property owners, whether a member of KWPOA or not, and we strongly encourage everyone to take a lap around their property to assess whether or not some vegetation may need to be pruned back. Also, if there is any area in the neighborhood that you think is of particular concern, please let us know so that we can contact the homeowner.

Please be diligent about maintaining your landscaping — safety is our number one priority!

Road Safety

With summer bringing more people outdoors, we ask that all residents please help us keep our streets **SAFE**. Of course, this includes **watching your speed** on all our roads and keeping an eye out for **pedestrians and bicyclists**.

Please also remind your contractors and other workers to keep their vehicles and personnel out of the **public right-of-way** whenever possible. This creates a real hazard for walkers, bikers and drivers who must move around large vehicles and into the middle of the street in order to pass by. This is especially hazardous on our narrower roads with blind corners.

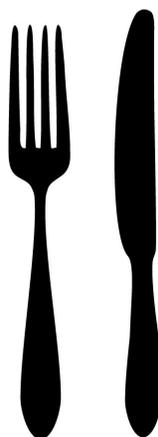
Thanks in advance for your commitment to keeping the neighborhood safe!

A call for involvement in the KWPOA Board

Due to the resignation of KWPOA Board member Mimi Willard, we are seeking a volunteer to serve on the Board in her place. Board members must be members of the homeowners association in good standing. Should you wish to be considered for this position, please contact Jeanne Williams at 415-721-7429 or jwilliams@kwpoa.com. The only way our association will prosper is by members stepping forward to be involved.

KWPOA's next FOOD TRUCK EVENT

Sunday, September 22 — 5:30-7:30pm



Join us for this fun family event! This time, we'll be introducing a new vendor, who will be serving fabulous fried chicken and sides, as well as our returning vendors providing Latin food, Hawaiian shave ice, and face-painting for the kids. Don't miss it!

Architectural Applications: August 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: August 20, 2019

Applicant	Property Address	Category/Project Description
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New Applications for August

8 Laurel Way LLC	8 Laurel Way	C2- Minor Addition
Musser	605 College	C7 - Changes to Approved Plans

Continued Applications to be considered in August

None

Applications Approved in July

Goshay	75 Rock	C7 - Changes to Approved Plans
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Applications Denied in July

None

Applications Continued in July - next meeting to be decided

None

Open Enforcements

67 Ridgcrest
7 Rancheria
421 Crown
147 Crown
14 Madrone

Exempt and Administratively Approved Applications

None

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

AC COORDINATOR: Michael Barber

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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Regular Board Meeting

Date: Thursday, August 22, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 27, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
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- Enforcements and Legal Matters
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- Adjournment

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Kent Woodlands Journal

Newsletter #287

September 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note: FIRE

First, the good news: Supervisor Katie Rice has assured me that much-needed fire suppression clearing work will be done on the wildlands to the west of Kent Woodlands.

Marin County Parks has a major vegetation management/fire fuel reduction project planned for Open Space lands abutting private property along southern end of Ridgecrest and Blue Ridge Roads. This project (a collaboration of Marin County Open space, Kentfield Fire, and CCNB) is funded through a Cal Fire grant and will create four acres of extended shaded fuel break by removing dead material for 200ft from property lines, with additional thinning/clean-up in a larger area downslope. Shaded fuel breaks reduce the chance of ignition, create a buffer, and can slow the progress of an active fire. Similar work is being planned for the entire length of Ridgecrest to Crown.

Now, the bad news: The Ridgecrest-Blueridge vegetation management/fire fuel reduction work won't happen until Spring of 2020. The Ridgecrest-Crown work has not been scheduled: timing will be dependent on funding and work crew availability.

If you don't want your home to burn down in a wildfire during this fire season, you need to "harden" your home and "create defensible space" around your home now. Bear in mind that even after this vegetation management work has been done, hardening your home and creating defensible space around your home are the best ways to protect your home. This vegetation management work will help reduce our risk, but even more important are our own home hardening and defensible space efforts.

Hardening Your Home and Creating Defensible Space Around Your Home:

For information on how to harden your home: www.firesafemarin.org/home-hardening

For information on how to create defensible space around your home: www.firesafemarin.org/defensible-space

For a list of contractors who have been vetted by FireSafeMarin – who meet basic qualifications and have undergone local training to provide wildfire hazard reduction, construction, or design services to Marin residents: www.firesafemarin.org/contractors

— Ann Becker, President

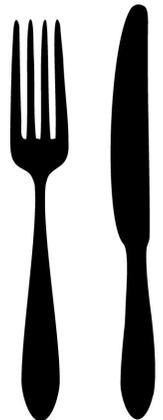
FOOD TRUCKS!

Sunday, September 22

5:30-7:30pm

**in the KWPOA parking lot at
the bottom of Woodland Road**

Join us for this fun family event! This time, we'll be introducing a new vendor, who will be serving fabulous fried chicken and sides, as well as our returning vendors providing Latin food, Hawaiian shave ice, and face-painting for the kids. Don't miss it!



An Important Message from Kentfield Fire District

Since 2015, California and the North Bay have experienced a dramatic increase in the number, frequency and intensity of catastrophic wildfires. Marin has a long history of devastating wildfires, including many in Kentfield and nearby communities.

The California Fire Code, International Wildland Urban Interface Code and Public Resources Code require that any person who owns, controls, or leases property located within a designated Wildland Urban Interface “WUI” Zone maintain 100-150 feet defensible space around structures, 14 feet of vertical clearance over roadways, and 10 feet of horizontal clearance along roadsides and driveways.

The Kentfield Fire Protection District has identified high hazard areas in Kentfield where improvements can be made to reduce the amount of hazardous vegetation located along primary and secondary evacuation routes. Many properties located in and around the Kent Woodlands have been found to be non-compliant and do not meet roadside vegetation clearance standards.

The Kentfield Fire Protection District has partnered with FIRESafe MARIN and CAL FIRE to provide funding for the initial clearing of vegetation located along nearly 9 miles of roadways, with a project budget of \$130,991. Funding for this project is provided through a cooperative Fire Prevention Grant by CAL FIRE and California's Greenhouse Gas Reduction Fund. During the months of September and October, 2019, for a period of 4-6 weeks, personnel from the Fire District and FIRESafe MARIN will be working with private contractors to begin the clearing of vegetation along the roadways. Clearing these areas will not only improve fire engine access, but will also reduce the amount of heat that evacuating residents might be exposed to during a fire, improve visibility, and expand the usable width of roadways on narrow hillside streets.

The work will include the following:

- Cut back or remove vegetation and tree limbs that encroach into the roadway.
- Remove low hanging tree limbs that extend over the roadway to create at least 14-16 ft of vertical clearance.
- Remove hazardous or combustible vegetation located within 10 feet (horizontally) of a roadway. Vegetation to be removed includes (but is not limited to) broom, bamboo, juniper, cypress, acacia, prida madera, and grasses (jubata/fountain/pampas).
- Remove tree limbs to 6-10 feet above ground on mature trees within 10' of roadways.

Additional information on the program, with maps and specifications for the clearance work is available online at <http://kentfieldfire.org/evac-2019> . If you have any questions or if you we can provide any additional information, please contact Fire Inspector Larry Pasero at lpasero@kentfieldfire.org or 415-453-7464.

MARIN ON FIRE

"Marin on Fire" is FIRESafe MARIN's award winning video series, narrated by Peter Coyote, describing the conditions that make Marin susceptible to wildfire, and the concrete actions we can take to mitigate hazards and control our risk. Take the time to watch this four-part series and share it with your family and neighbors. These videos will give you simple tools to safeguard your home against wildfire.

Watch these videos:

- “House” — How fire resistant building materials will fortify your home against an approaching wildfire;
- “Landscaping” — How to create a landscape that will keep fire away from your house;
- “Clearing” — How to identify and remove vegetation hazards on your property;
- “Community” — How to develop a strategy to protect your neighborhood during the next wildfire.

The link to the videos: <https://www.firesafemarin.org/marin-on-fire>

Architectural Applications: September 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: September 24, 2019

Applicant	Property Address	Category/Project Description
New Applications for September		
Broomhead	65 Rancheria	C2 - Minor Addition
Guay/Wong	3 Idlewood	C7 - Changes to Approved Plans
Christensen	101 Goodhill	C3 - Preliminary Review
Brownridge	115 Woodland	C3 - Preliminary Review
Continued Applications to be considered in September		
None		
Applications Approved in August		
Musser	605 College	C7 - Changes to Approved Plans
8 Laurel Way LLC	8 Laurel Way	C2 - Minor Addition
Applications Denied in August		
None		
Open Enforcements		
67 Ridgecrest		
7 Rancheria		
421 Crown		
14 Madrone		
Exempt and Administratively Approved Applications		
Ramsey	31 N Ridgewood	Tree Removal
Foreman	15 Blue Ridge	Minor Addition
Johnson	61 Ridgecrest	Tree Removal

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: September 26, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of August 22, 2019 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- Social Events Update
- 2020 Assessment/Budget Discussion and Vote
- 2020 Annual Meeting: Set Date and Location
- Communications Discussion
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of August 22, 2019 Executive Session Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at our office 96 hours prior to meeting, or available by email upon request).

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. If the requested information is not provided, the property address of the Owner's separate interest will be used for notices.

1. The address or addresses to which notices from the Association are to be delivered.

2. An alternate or secondary address to which notices from the Association are to be delivered.

3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest.

4. Is the separate interest --

- Owner-occupied? Rented out? Developed, but vacant?
 Undeveloped?

5. Member Name

Property Address

6. Return form to:

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
PO BOX 404
KENTFIELD CA 94901

EMAIL: INFO@KWPOA.COM
FAX: 415-532-1487



Kent Woodlands Journal

Newsletter #288

October 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Kent Woodlands residents are active volunteers for an impressive number of organizations — the local schools; Trips For Kids; 10,000 Degrees; The National Charity League; Marin Food Bank; Canal Alliance; and others.

People volunteer for different reasons. Some want to use their skills and knowledge to give back to the community. Others may find themselves with some extra time and want to use it meaningfully. Still others want to gain experience, acquire new skills, or expand their network of contacts as a way to get a new job or start a career.

The nice thing about volunteer work is that it is a two-way street: those who give of themselves also receive.

“From lowering stress to boosting self-confidence, research has shown that volunteering offers many health benefits, especially for older adults.” — The Mayo Clinic

“You make a living by what you get. You make a life by what you give.” —Winston Churchill

I spoke with Suzanne Podegrac, who has lived in Kent Woodlands for many years, and whose late husband, Mike Fowler, was President of the KWPOA Board. Suzanne is a longtime volunteer at the Marine Mammal Center, in the Marin Headlands.

Suzanne initially volunteered on the advice of another Kent Woodlands resident who volunteered there, and she “got hooked.” “They say ‘Come for the animals, stay for the people.’ I love to see people, especially little kids, get excited about marine life,” she says.

The Marine Mammal Center does a lot more than rescue, rehabilitate and release marine mammals, according to Suzanne. Its mission is “to advance global ocean conservation through marine mammal rescue and rehabilitation, scientific research and education.” They learn about ocean conditions from the marine mammals in their care, and contribute to the scientific understanding of our oceans.

It's a research and education center which is a global training hospital for veterinarians from all over the world, and they believe in educating their volunteers, too. Volunteers are required to take training once a year, plus there are free lectures they can attend on topics of interest.

People interested in volunteering at the Marin Mammal Center should apply via the website, and go through an interview process. (Suzanne is one of the interviewers who may meet with you.) If selected, your training, duties and time commitment will depend on your area of interest. For example, Suzanne doesn't work with the animals: she works with the people, the guests. “I enjoy my work with guests. I want people to walk away with a better understanding of what they can do to help the environment.” For more information: www.marinemammalcenter.org

— Ann Becker, President

**SAVE
THE DATE!**

KWPOA's HOLIDAY CELEBRATION

Sunday, December 8th — 5:00-8:00pm

Woodlands Café

\$20/person Adults only



KWPOA 2020 Annual Meeting and Election

KWPOA's **2020 GENERAL MEMBERSHIP MEETING AND ELECTION** will be held on **Wednesday, January 15, 2020 at 7:00 pm** in the Livermore Pavilion at the Marin Art and Garden Center, 30 Sir Francis Drake Blvd., Ross, CA 94957.

CALL FOR CANDIDATES: Four of the seven directorships are up for election in 2020. Nominations of qualified candidates may be submitted by mail, email, or in person at a **Special Membership and Board Meeting** on October 24th at 6:00pm at the KWPOA office at 1010 Sir Francis Drake Blvd., Suite 200, Kentfield. Nominations close October 31st. Candidates will be invited to publish a brief (200 words) summary of their qualifications in the December newsletter.

For more information about the election process, please see the enclosed KWPOA Election Rule, or contact the office at 415-721-7429.

Thinking of adding a generator or solar panels?

If you're considering installing a generator or solar panels, please remember that you'll first need to obtain written approval from the Architectural Committee. For additional information about submitting an application for approval, please contact Michael Barber, Architectural Coordinator, at mbarber@kwpoa.com or 415-721-7429 for more information. Architectural Committee application forms are also available on our website, www.kwpoa.com.

Exterior Paint Colors

IMPORTANT REMINDER: Are you thinking of painting your home? Please remember that our CC&Rs and Architectural Rules require the use of muted earth tones. If you choose an exterior color from our approved palette (available to view in our office), no application is required. Other colors will require an application and approval by the Architectural Committee. Contact us at 415-721-7429.

Sheriff's Report

The following is a recap of Sheriff activities in Kent Woodlands for August 2019:

Alarm Activations	11 Activations
911 Hang-Up	0 Incidents
Vacation Homes	13 Homes
Vacation Checks Completed	69 Checks
Extra-patrol Request completed	28 Checks
Welfare Checks	1 Incident
Citizen Assist	11 Incidents
Civil Advice	1 Incidents
AOA Fire	5 Incidents
Assist Outside Agency	1 Incident
Verbal Disturbance	0 Incidents
Noise Complaints	3 Complaints
Warrant Arrest	0 Arrests
Thefts	0 Incidents
Vandalism	0 Incidents
Traffic Stops	7 Stops
Parking Complaints	3 Complaints
Suspicious Vehicles/Persons	5 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

Architectural Applications: October 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: October 15, 2019

Applicant	Property Address	Category/Project Description
New Applications for 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
Ramsey	31 N Ridgewood	C4-Significant Changes in Appearance
Applications Approved in September		
Broomhead	65 Rancheria	C1-Minor Changes
Guay/Wong	3 Idlewood	C1-Minor Changes
Applications Denied in September		
None		
Open Enforcements		
67 Ridgecrest		
7 Rancheria		
421 Crown		
Exempt and Administratively Approved Applications		
Miller	33 N Ridgewood	Tree Removal
Pollock	160 Upland	Tree Removal
Johnson	61 Ridgecrest	Tree Removal
Everett	147 Crown	Tree Removal
Merchant	30 N Ridgewood	Tree Removal

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

Special Membership Meeting

Date: October 24, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of September 26, 2019 Meeting Minutes
- AC Report and Ratifications
- Board Member Resignations and Appointments
- Nominations for 2020 Board of Directors Election
- Officer Reports
- County Update
- Fire Safety Report and Related Votes
- 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 September 26, 2019 Executive Session Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at our office 96 hours prior to meeting, or available by email upon request).

KWPOA Contact Information

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Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Sara Wardell-Smith, Director	swardellsmith@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

TRICK OR TREAT STREET

AND HALLOWEEN PARADE!

Thursday, October 31st
5:00pm



Don your costumes and join your neighbors for the annual Kent Woodlands Trick or Treat Street and Halloween Parade! Gather just past the intersection of Woodland Road and Rancheria/Goodhill, where the parade will begin at 5:00 p.m. sharp, followed by a post-parade gathering with food and beverages for kids and adults at the home of the Ryan family at 111 Woodland Road.

As usual, Woodland Road will be CLOSED between Rancheria/Goodhill and North/South Ridgewood from 5:00 to 6:00 pm. Alternate routes are available.

Interested in hosting a treat table along the parade route?

Let us know at info@kwpoa.com!

KWPOA Election Rule

Preamble

Effective July 1, 2006, for elections occurring on or after that date, the California Legislature has enacted legislation which will modify our current election procedures as provided for in the Kent woodlands Property Owners Association's current By-Laws. This new legislation (SB 61) (as amended by the California legislature on September 18, 2006) requires a homeowners association to adopt rules that meet specific standards. The purpose of the following rule is to achieve compliance with the new law while maintaining the general scheme of our current By-Laws.

Article I: Elections

The following rules shall apply to KWPOA elections held for any of the following reasons:

- Election of Directors
- Assessments (other than special individual assessments as defined under Article 4, Section 4 of the CC&Rs)
- Amendments to the CC&Rs or By-Laws

Article II: Candidacy for Board of Directors

The qualifications for candidates to serve on the KWPOA Board of Directors are:

- (i) Members in good standing with all Assessments current and whose Kent Woodlands property is subject to the CC&Rs
- (ii) Members who are not subject to any suspension of membership rights
- (iii) Only one Owner per Lot shall be eligible to serve on the Board at any time

The KWPOA Board will publish a copy of this rule in its October Newsletter each year preceding a Board Election to take place in January, thereafter. Candidates must submit a written statement of qualifications to the Board of Directors no later than October 31, each year. The Board of Directors will hold a special membership meeting in the month of October to allow nominations from the floor. The Board shall accept into nomination all individuals who meet the qualifications for candidates.

Article III: Election Procedures

The Board shall do the following:

- Set dates for the opening and closing of the Balloting Period; Ballots will state the date latest time when ballots may be received;
- Set the date and place for a vote count;
- Appoint as the Inspectors of Election three independent third parties who are members in good standing of the KWPOA and meets the definition of independent third party as specified in this article;
- Arrange for a double envelope secret ballot by mail which meets the requirements of the statute (add reference) as specified in Article IV;
- Provide Notice of the place and time of the ballot count, which place must be a public place in the proximity of Kent Woodlands;
- Assure that the counting process meets the requirements of Articles IV and V;
- Establish a procedure to allow for proxy voting; and,
- Store election ballots in a secure place for one year after the date of the vote count; in the event of a recount or other challenge to the election process, make ballots available, upon written request, to association members or their designated representatives; any recount will be conducted using the same counting procedure as for the original election, unless otherwise ordered by a court.

Independent Third Party. For the purposes of this section, an independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public. An independent third party may be a member of the association, but may not be a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services unless expressly authorized by rules of the Association.

Article IV: Ballot

Ballot Format and Delivery. Ballots and two preaddressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the closing of the balloting period. In order to preserve confidentiality, a voter may not be identified by name, address, or lot, parcel, or unit number on the ballot. The association shall use as a model those procedures used by California counties for ensuring confidentiality of voter absentee ballots, including all of the following:

- The ballot itself is not signed by the voter, but is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter prints and signs his or her name, address, and lot, or parcel, or unit number that entitles him or her to vote.
- The second envelope is addressed to the Inspectors of Election, who will be tallying the votes. The envelope may be mailed to a location specified by the inspectors of election. The member may request a receipt for delivery, if ballot delivered by hand to a place designated by inspectors.

The Count and Publication:

- All votes shall be counted and tabulated by the Inspectors of Election in public at a properly noticed open meeting of the Association members.
- Any candidate or other member of the association may witness the counting and tabulation of the votes. No person, including a member of the association, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.
- The results of the election shall be promptly reported to the board of directors of the association and shall be recorded in the minutes of the next meeting of the board of directors and shall be available for review by members of the association. Within 15 days of the election, the board shall publicize the results of the election in a KWPOA Newsletter directed to all members.
- The sealed ballots at all times shall be in the custody of the inspectors of election or at a location designated by the inspector or inspectors until after the tabulation of the vote, at which time custody shall be transferred to the association.

Article V: Inspectors of Election Duties.

- Inspectors of election shall do all of the following:
- Determine the number of member households to vote and allow one vote per household;
- Determine the authenticity, validity, and effect of proxies;
- Receive ballots by use of a post office box exclusive to the election process and by hand delivery, if so determined;
- Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;
- Count and tabulate all votes;
- Determine the result of the election; and,
- Perform any acts as may be proper to conduct the election with fairness to all members in accordance with this section and all applicable rules of the association regarding the conduct of the election that are not to conflict with this section.

Article VI: Miscellaneous

- **Proxies (Amended on July 25, 2013).** All proxies issued for an election under this rule must contain the procedures for use in casting votes by secret ballot as a proxy holder. Such procedure must be separate from the ballot. Any KWPOA member in good standing may appoint another KWPOA member in good standing as proxy holder to vote by secret ballot in conformance with procedures set forth and issued with the proxy and in conformance with Article IV, Section 5 of the KWPOA By-Laws. As with all voting wherein a proxy is allowed, to ensure that any proxy form complies with the Corporations Code and is counted by the Inspectors of Election, members should use only the proxy form approved by KWPOA, which form will be provided by KWPOA upon request. KWPOA shall not designate or suggest any proxy holder.
- **Equal Access.** The Board, at its discretion may make the KWPOA Newsletter, KWPOA website, or other venue available for campaign purposes, so long as that methodology is available to all candidates, members advocating a point of view in the case of Amendments, assessments, etc., and is not edited or redacted by the KWPOA but subject to such limitations on length as the Board may establish.

This Rule shall apply to all KWPOA membership elections henceforth to the extent it is consistent with the provisions of 1363.03 of the California Civil Code (CCC). In the event that this Rule is inconsistent with the KWPOA By-Laws, this Rule shall apply to the extent it is consistent with the provisions of 1363.03 of the CCC.



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.

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

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.

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.

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

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, VP/Secretary	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Kirk Baierlein, Director	kbaierlein@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #290

December 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know our Neighbors

WATER

In California, we're familiar with water shortage, how drought affects our lives, and how to live with it. We take shorter showers, adjust our irrigation systems, and avoid washing our cars. In other parts of the world, the water shortage has much more significant consequences. In fact, the drinking-water shortage is the largest cause of health-related death. Jin Zidell, a long-time Kent Woodlands resident, has taken this on as his life mission.

Concerned about the 700 million people living without sufficient water, Jin organized the 2007 Blue Planet Run. The Blue Planet Run was an unprecedented nonstop around-the-world relay to raise awareness and funds for safe drinking-water projects. Twenty runners covered 15,200 miles in 95 days. They ran 24 hours a day, through 16 countries, passing the baton at more than 1,400 exchange points worldwide. Roughly following the northern 41st parallel, the runners received publicity which alerted the world to the safe drinking-water crisis and carried the Blue Planet message of hope that there is a solution.

The Blue Planet Run Foundation envisions a world in which every human has easy access to safe drinking-water. When Jin founded it, the goal was to deliver safe drinking-water to 200 million people by the year 2027. To date, the Foundation has funded more than 450 projects in 24 countries, and has provided safe drinking-water to 250,000 people, thanks to a global network of water experts who select, manage and monitor the performance of projects. The Foundation funds projects that are sustainable, so that each community is able to maintain and operate them for many years.

Jin explained that for \$50, you can provide drinking-water to a person for life. This is because the most common intervention costs about \$50,000 and consists of a bore hole and a hand pump. A 1,000-foot well can provide enough drinking-water to support a village of 1,000 people. As Jin explained to me, access to safe drinking-water can be the first rung on the ladder out of poverty. Women in water-stressed villages spend 200 hours per year fetching water. They could be doing other tasks like weaving, raising crops, etc.

Students at Kent Middle School in 2006 learned about the global drinking-water crisis and the Blue Planet Run when Jin spoke at Kent and distributed free copies of his book, [Blue Planet Run: The Race to Provide Safe Drinking Water to the World](#). I know at least one student who went on to major in Environmental Science as a result of that early awareness.

Jin Zidell moved to Kent Woodlands in 1994 with his late wife, Linda. She was also an activist: she founded the Chemical Impact Project, which supports scientists working to fight environmentally-caused illnesses. She was portrayed as an "Earth Angel," along with Bill Gates, Ted Turner, and others, in the December 1997 issue of [Town & Country Magazine](#). Linda was among those at the forefront of alerting the public to the dangers posed by endocrine-disrupting chemicals. She died of breast cancer in 2000.

For more information on the global drinking-water crisis and the Blue Planet Foundation:
www.blueplanetrun.org.

— Ann Becker, President

A BIG Thank You to Woodlands Market!

PG&E's Public Safety Power Outages this fall were stressful for us all. Luckily for us, our friends at Woodlands Market came through for Kentfield residents with two generators that provided full service without interruption during the blackout. We are lucky to have such a dedicated community partner. Many thanks to them!

Exterior Paint Colors

IMPORTANT REMINDER: Are you considering painting your home? Please remember that our CC&Rs and Architectural Rules require the use of muted earth tones. If you choose an exterior color from our approved palette (available to view in our office), no application is required. Other colors will require an application and approval by the Architectural Committee. Contact us at 415-721-7429.

Thinking of adding a generator or solar panels?

If you're considering installing a generator or solar panels, please remember that you'll first need to obtain written approval from the Architectural Committee. For additional information about submitting an application for approval, please contact Michael Barber, Architectural Coordinator, at mbarber@kwpoa.com or 415-721-7429 for more information. Architectural Committee application forms are also available on our website, www.kwpoa.com.

Power Line Safety: When is a Homeowner Responsible?

This fall's extreme fire danger prompted concerns in the neighborhood about who is responsible for trimming trees around power lines.

We reached out to FireSAFE Marin for some answers. They advised that homeowners are responsible for the "service" lines from the utility pole to the house, which must be kept clear of limbs and vegetation. However, these lines are insulated and lower voltage; incidental contact with vegetation will not start a fire.

Larger, high-voltage, pole-to-pole distribution lines are monitored by PG&E to maintain vegetation clearance. If you have concerns about trees growing too close to these lines, contact PG&E at 1-800-743-5000.

For an excellent primer on power line safety, visit www.pge.com/en_US/safety/electrical-safety/electrical-safety.page.

Holiday Party!

There's still time to RSVP for our annual holiday celebration on
**Sunday, December 8th from
5:00 - 8:00 pm at the Woodlands Café!**

\$20 per person, payable at the door.
Adults only, please!

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



Architectural Applications: December 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, December 10, 2019

Applicant	Property Address	Category/Project Description
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New Applications for December

Ramsay	31 N Ridgewood	C4 Significant Changes in Appearance
Olson	333 Goodhill	C4 Significant Changes in Appearance
Morgan	10 Diablo	C3 Preliminary Review
Goren	22 Rock	C3 Preliminary Review
Nelson	202 Evergreen	C4 Significant Changes in Appearance

Continued Applications to be considered in December

None

Applications Approved in November

Lesser	635 Goodhill	C2 Minor Additions
Christensen	101 Goodhill	C5 Substantial Remodel
Brownridge	115 Woodland	C6 Teardown

Applications Denied in November

None

Open Enforcements

7 Rancheria
14 Madrone
67 Ridgecrest
421 Crown

Exempt and Administratively Approved Applications

None

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
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