



Kent Woodlands Journal

Newsletter #323

October 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

KWPOA 2023 Annual Meeting and Election

KWPOA's 2023 GENERAL MEMBERSHIP MEETING AND ELECTION is scheduled for Wednesday, January 18, 2023 at 7:00pm via videoconference.

CALL FOR CANDIDATES: Three of the seven board directorships are up for election in 2023 and we encourage any interested and qualified member to consider serving our community by volunteering as a director. Nominations for candidates may be submitted in the following ways:

- Mail to KWPOA Election, PO Box 404, Kentfield, CA 94914
- Email to info@kwpoa.com
- In person at the KWPOA Board Meeting on October 24th at 6:00pm via video/teleconference.

Nominations must be received by 5:00pm on October 31, 2022.

To qualify for a seat on the board, the candidate must be a natural person and must be a member (owner in the chain of title) of the association.

For more information about the nomination or election process, please contact us at 415-721-7429 or info@kwpoa.com. The rules governing KWPOA's elections may be found on our web site at www.kwpoa.com/voting-policy.



HALLOWEEN PARADE and trick-or-treating!

Monday, October 31st at 5:00pm

Join your neighbors for the annual Kent Woodlands Halloween Parade! Gather just past the intersection of Woodland Road and Rancheria/Goodhill, where the parade will begin at 5:00pm sharp. Trick-or-treat tables will be set up along the parade route. Afterwards, continue the celebration with food and beverages for kids and adults outside at the home of the Ryan family at 125 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!*

FIRE SAFETY NEWS

Are your pets ready for a disaster?

Hopefully you have an emergency “go bag” in the event of an evacuation, but what about your furry family members? Take a look at www.ready.gov/pets. This CDC resource offers a great overview of preparing for your pets in a disaster, including the most comprehensive checklist that I’ve found. Just like our bags, be sure to periodically check the expiration date of food items and medications. Here’s an overview of the basics:

- **Food.** Keep several days’ supply of food in an airtight, waterproof container.
- **Water.** Store a water bowl and several days’ supply of water.
- **Medicine.** Keep an extra supply of the medicine your pet takes on a regular basis in a waterproof container.
- **First aid kit.** Talk to your veterinarian about what is most appropriate for your pet’s emergency medical needs.
- **Collar with ID tag and a harness or leash.** Include a backup leash, collar and ID tag. Have copies of your pet’s registration information and other relevant documents in a waterproof container and available electronically.
- **Traveling bag, crate or sturdy carrier,** ideally one for each pet.
- **Grooming items.** Pet shampoo, conditioner, etc., in case your pet needs some cleaning up.
- **Sanitation needs.** Include pet litter and litter box (if appropriate), newspapers, paper towels, plastic trash bags and household chlorine bleach to provide for your pet’s sanitation needs.
- **A picture of you and your pet together.** If you become separated from your pet during an emergency, a picture of you and your pet together will help you document ownership and allow others to assist you in identifying your pet.
- **Familiar items.** Put favorite toys, treats or bedding in your kit. Familiar items can help reduce stress for your pet.

— Heather Hill, Hazard Mitigation Specialist



Save the date!



Kent Woodlands Holiday Party

Sunday, December 4, 2022, 5:00 – 8:00pm at Guesthouse

All Kent Woodlands residents welcome!

Watch your email / mailbox for your invitation.

Architectural Applications: October 2022

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 10/18/2022

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for September		
Allread	160 Upland	C-3 Preliminary
Moneta	320 Goodhill	C-4 Significant Changes in Appearance
Applications Approved in August		
Shulman	27 Rock	C-4 Significant Changes in Appearance
Geissberger	141 Upland	C-4 Significant Changes in Appearance
Goshay	75 Rock	C-2 Minor Additions
Open Enforcements		
14 Madrone		
111 Idlewood (enforcement on hold)		
421 Crown		
Exempt and Administratively Approved Applications		
Chan	11 Rock	Tree removal
Marzloff	221 Evergreen	Roof material

ARCHITECTURAL COMMITTEE MEMBERS: Julie Johnson (Chair), Ann Peckenpaugh Becker (Board Representative), Bruce Raabe, Cori Snyder Schuman, Tom Nicholson

AC COORDINATOR: Michael Barber (mbarber@kwpoa.com)

MEETINGS: Held on the 2nd and/or 4th Tuesday of each month. To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All inquiries regarding Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Next Board Meeting Agenda

Monday, October 24, 2022 - 6:00PM (NOTE: NEW DAY!)

Contact jwilliams@kwpoa.com for log-in info.

- Call to Order
- Public Comment
- Approval of September 22, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Nominations for 2023 Board of Directors Election
- 2023 Budget—Discussion and Vote
- Improvements in County Right-of-Way
- Architectural Committee Project Close-Outs
- Open Director Seat
- KW Entrance and Roundabout
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of September 22, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda posted at KWPOA office window 4 days prior to meeting.)

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

Office address: 1010 Sir Francis Drake Blvd. #200
 Kentfield, CA 94904

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: www.kwpoa.com

Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Noah Hagey, Secretary	nhagey@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Natasha Altman, Director	naltman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Heather Hill, Hazard Mitigation	hhill@kwpoa.com

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