



Kent Woodlands Journal

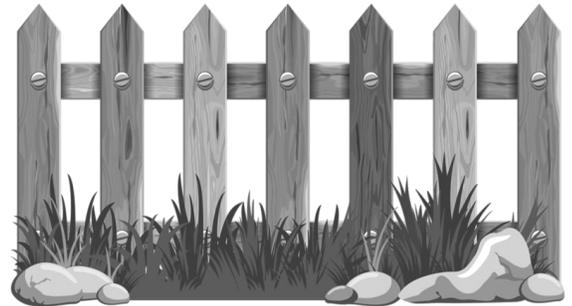
Newsletter #315

February 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Robert Frost wrote "Good fences make good neighbors" in his poem, "Mending Wall," but one could say, just as accurately, that good neighbors make good fences. That is, neighbors who respect property boundaries and follow the County and KWPOA rules.



Here are the top 5 things to keep in mind when adding a fence:

1. Know your property boundaries.

Don't assume your property lines follow physical features, such as the edge of road pavement, creek banks, neighbor fences, etc. The property line between you and your neighbor may not be where you believe it is. It's best to hire a surveyor to verify boundaries before planning a fence. And if the survey reveals an "easement," find out who was granted the easement. It may have been granted to your neighbor and not you.

2. Apply for permission from the Architecture Committee.

Before you start construction, apply to the Architecture Committee for permission to build. All "improvements" built on any KWPOA member property must be approved in advance. That includes fences. Contact Michael Barber, Architecture Committee Coordinator for more information. His email address is mbarber@kwpoa.com

3. Don't build a fence or place an auto gate at the edge of any roadway.

The County has a right-of-way along all roads. We aren't allowed to build anything on land in the County right-of-way, including fences. And all driveway gates should be at least 30' back from the road (Fire Department rule).

4. Don't exceed fence height restrictions.

Our CC&Rs state that all fences must be 6 feet tall or shorter. And the County has regulations regarding fence height at street corners, to create sight lines for safety.

5. Become an expert: read the Architecture Guidelines or consult Michael Barber.

Don't assume your Landscape Architect, Contractor or Carpenter knows the rules. Although some of these restrictions are County-wide and therefore might be slightly better known, not all service providers can be counted on to know the Kent Woodlands rules.

— Ann Becker, President

Annual Assessments Due Soon!

Just a reminder that your annual assessment of \$275 is due February 15th, 2022. 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 kwpoa.com/assessments.

When paying your assessment, please be sure to check over all contact information on your remittance slip and make corrections where necessary. If paying online, send us your contact updates at info@kwpoacom

If you have not received your assessment notice, please contact us ASAP by phone at 415-721-7429 or by email to info@kwpoa.com. Thanks in advance for your timely payment!

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of December 2021:

Alarm Activations	13 Activations
911 Hang-Up	9 Incidents
Vacation Homes	6 Homes
Vacation Checks Completed	70 Checks
Extra-patrol Request completed	5 Checks
Welfare Checks	11 Incidents
Citizen Assist	2 Incidents
Civil Advice	2 Incidents
Assist Outside Agency - Fire	6 Incidents
Assist Outside Agency	1 Incidents
Verbal Disturbance	2 Incidents
Noise Complaints	4 Complaints
Arrests -Warrant/Crime/Misc.	1 Misd, 1 Felony
Thefts	2 Incidents
Vandalism	1 Incident
Traffic Stops / Veh. Invest.	2 incidents
Parking Complaints	4 Complaints
Suspicious Vehicles/Persons	0 Incidents
Traffic Accidents	1 Accident

**Courtesy of:
Deputy Doug Allen, Marin County Sheriff**

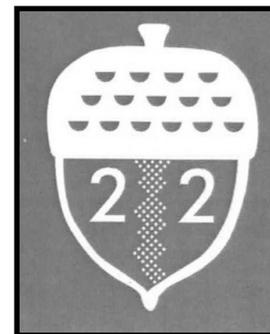
Acorn Parking Lot

New parking stickers are being sent out in batches as assessment payments are processed. If don't receive your stickers by February 15, please contact jwilliams@kwpoa.com.

Please note that parking stickers and the use of the KWPOA lot at the bottom of Woodland Road are for **MEMBERS ONLY**. Stickers may not be used by guests, employees, service providers, construction trucks, or any vehicle that is not registered to a KWPOA member's address. Parking spots are first-come-first-serve and intended for short-term use only.

Take care to place your sticker so that it is clearly visible from the street. For example, if you plan to pull into a spot head first, it should be placed on your rear bumper. If you typically back into a spot, you'll need to place it on your front bumper.

Finally, if at any point throughout the year you purchase a new car or have a bumper replaced, don't forget to give us a call to request a new sticker!



Architectural Applications: February 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 FEBRUARY 15th

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. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for February		
Sadeghi/Altman	33 Evergreen	C-4 Significant Change in Appearance
Davenport	401 Crown	C-5 Substantial Remodel
Mathieson	11 Evergreen	C-4 Significant Change in Appearance
Applications Approved in January		
Broughton	10 Evergreen	C-5 Substantial Remodel
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Newbold	14 Fern	Tree Removal
Fivis	321 Crown	Generator
Keefe	648 Goodhill	Minor Addition
Shulman	27 Rock	Tree Removal

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

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

MEETINGS: Held monthly via teleconference. 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 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

Regular Board Meeting

Thurs. February 24, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of January 27, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Project Homekey & Housing Element
- Complaint Process
- 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 January 27, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

Preliminary agenda. Final agenda to be posted 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, Director nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

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Michael Barber, AC Coordinator mbarber@kwpoa.com

Mike Warner, Hazard Mitigation mwarner@kwpoa.com