



Kent Woodlands Journal

Newsletter #330

May 2023

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Dear Neighbors,

I wanted to take the opportunity in this newsletter to tell you more about Kent Woodlands' unique relationship with the Marin County Sheriff's Office (MCSO) and to highlight the two primary Deputies that you regularly see in our neighborhood.

For years, Kent Woodlands has had a contract with the MCSO for a Deputy to be assigned specifically to our neighborhood. This is funded through a special assessment on our property tax bills.

I sat down for a couple cups of coffee recently with each of our deputies individually, and I'd like to take this opportunity to tell you more about them.

Doug Allen grew up in Colorado. His father was in the military and was also a reserve for the local sheriff's department. As a result of this role model, Doug became an officer at age 24 after enjoying the cadet program. After visiting a friend of his in San Rafael, he fell in love with Marin and joined the MCSO in 1998. He's been assigned to Kent Woodlands since 2018 and has two kids in their twenties who live nearby — he cherishes his time with each of them.

Each time he comes to work in our neighborhood, he starts his day leaving his house by bike at 6:05 a.m. for his commute from Santa Rosa via the Smart Train. After he arrives in Marin, he bikes to the MCSO to change into his uniform and get his patrol car. Doug said he loves the people in our neighborhood and the scenery in Kent Woodlands. He admits the only downside is that it's small, so there isn't too much interaction. However, he likes to spend part of his day near the entrance to the Crown Road fire road so he's visible to all the hikers.

When I asked him for an interesting experience while on duty here, he said at one point there was a huge truck that thought they could drive through Rancheria only to get completely stuck. Doug was able to open the fire road gates to them get back down the neighborhood. In discussing our license plate readers (LPRs), he says these are a huge benefit to have at his disposal. In fact, it's not only a valuable tool to point to suspects when needed, but I learned that even the deputies can't access the data without a case number.

Doug would like to remind all of us to slow down (especially the teenagers) and at least make an attempt to stop at stop signs! Plus, he encourages all of us to sign up for vacation checks through the MCSO when we won't be home for periods of time.

Finally, he said if we ever see anything suspicious we shouldn't hesitate to call it in. 415-479-2311 goes to the MCSO dispatch but doesn't tie up the 911 system, and Doug emphasized these calls won't be wasting his time to check things out — in fact, that's why he's here, he said. Thank you Doug!



Deputy Doug Allen



Deputy Jerry Neiss

Jerry Neiss grew up in San Anselmo and attended Drake. He says he'll always be a pirate. After college at COM, he attended the police academy and joined the MCSO in 1989. Today, he lives in Sonoma with his two teenagers and his fiancé Linda, and is getting married in September.

He tells me "Beat 24" is known as Kent Woodlands. He likes the people here the most, and is very happy to finish his career with appreciative people. When asked what he likes the least, it's when there's a neighbor disagreement.

He admits that law enforcement today is under a microscope, but here in Kent Woodlands he manages to feel a great sense of pride and really enjoys his Acorn lot chats. Similar to Doug, he encourages folks to utilize the MCSO's vacation checks as he suspects a lot of folks don't know it exists (here's the link to the form to fill out before you go away: <https://www.marinsheriff.org/services/vacation-house-check-extra-patrol-request>) and he likes giving people peace of mind.

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President's Note: Our MCSO Deputies (Continued from Page One)

When I asked about the craziest thing he's ever been a part of in Kent Woodlands, he told me a great story about a hit man where there were shots fired followed by the S.W.A.T. team needing to use tear gas to get the suspect out of the house, at which point he was subsequently arrested and went to prison for attempted murder. Jerry said you should feel free to ask him about it!

Today, he says our LPRs are a good resource. He shared with me a little known fact that for stolen plates or plates of interest: our deputies receive automatic alerts that they've entered the neighborhood and that even in the cases of vehicles with no plates, our cameras will still get a picture of the vehicle.

His wishes are simple: call in suspicious people, look out for your neighbors, and obey the traffic laws. For the young drivers, he admits when you're young you feel invincible and that's why you're more reckless, so Jerry said he's available to give your youngster a talking to if needed.

Each morning Jerry leaves his house at about 6:45 a.m. to come to Kent Woodlands, before stopping at the substation down the street at COM which is one of three substations (also including Point Reyes and Marin city) where deputies start and end their shifts. He, too, admits that he doesn't see too much activity in our neighborhood, but he reminds us we're a target.

Please join me in thanking the MCSO and all of our deputies for serving our neighborhood and giving us peace of mind.

Sincerely,

Jeff Leh, President

Neighborhood News and Reminders

Open Board Seat

The KWPOA currently has an open seat on the Board of Directors. If you are a member in good standing and are interested in serving your community in this rewarding role, please contact the office at info@kwpoa.com.

Portable Generators

Recently the board voted to restrict the use of portable generators during the hours of 11 p.m. and 6 a.m. (unless of a medical or health necessity requiring electrical power) out of respect for the noise nuisance these generators can cause to neighbors during a power outage. As a reminder, any installation of permanent generators requires the approval of the Architectural Committee.



KWPOA Statement on Antisemitic Flyers in Neighborhood

The KWPOA Board condemns the reported distribution of antisemitic flyers in Kent Woodlands. We understand that similar flyers have been distributed in other locations in Marin County. Hateful flyers, speech and actions, especially targeting anyone based on their identity, have no place in our community. Since the KWPOA Board became aware of this incident, we have been in contact with law enforcement and the Jewish Community Relations Council. All residents of Kent Woodlands deserve a safe and inclusive place to live and to thrive. Should you need to report any such issue, please contact the Marin County Sheriff Department at 415-473-7250. Any antisemitic or other hate incidents should also be reported to the Anti-Defamation League.

Project Homekey Community Update

On **Tuesday, May 16th at 6:30 p.m. via Zoom**, Kent Woodlands Residents are welcome to attend a community-wide update session regarding **Project Homekey**, which is housing for 43 homeless individuals that will be opening this fall approximately one mile from the entrance to our neighborhood. Over 100 Kent Woodland residents attended a previous information session that the KWPOA helped facilitate prior to the Board of Supervisors voting in favor of moving forward with this project. This upcoming information session will include project updates, information about the optional sobriety, mental health, and other programs that will be offered, services and staffing, the role of local law enforcement agencies and partners, and an opportunity for questions and comments.

JOIN VIA VIDEO:

In your web browser, go to www.zoom.us
Click on "Join" on top right corner of screen
Enter Meeting ID: 81893283675
Enter Passcode: 919688

JOIN VIA TELEPHONE:

Dial **1-408-638-0968**
When prompted, enter:
Meeting ID: 81893283675
Password: 919688

If you have any questions, please contact us at info@kwpoa.com.

CC&R Corner: Understanding Our Rules

When planning to make any improvements to your property, you must get approval in advance by the KWPOA Architectural Committee (AC).

What is an improvement: Minor changes such as window changes, new or different fencing, addition of small decks, change in exterior lighting, and/or significant plantings or landscaping, etc. Significant change to appearance, e.g. addition of second stories, enlargement of existing house, new out-buildings, cabana, guesthouse, garage, pools, etc. Any new gross construction. Significant changes in roof form, style or height. Slide remediation including retaining walls, bulkheads, debris containment walls and slide face replanting.

What's not an improvement: Removal of dead, diseased or hazardous trees (with submittal of an arborist's report); repainting with same colors; re-roofing with same materials; rebuilding decks, fencing, bulkheads etc. in same location/height with same materials.

Some improvements can be approved administratively and relatively quickly by the Architectural Coordinator. Examples of these are solar panels on roof; permanent generator installation; or other very minor projects at the Architectural Committee's discretion. If drainage, structures, or landscaping are altered in any way, the project is not of this category.

For information about the application process and for answers to any questions contact the Architectural Coordinator at (415)721-7429 or AC@kwpoa.com.

See also "Project Types and Fees" on our web site at www.kwpoa.com/forms-documents.

Save time and money by getting approval in advance.

FOOD TRUCKS!

Join your neighbors for
KWPOA's spring food truck event!

May 21, 2023

5:30 — 7:30pm

In the parking lot at the bottom of Woodland Road



- Food, beer & wine for purchase —
- Tables, chairs, bathroom available —
- Family friendly! —

Architectural Applications: May 2023

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS MAY 16, 2023

Important Notice: AC meetings will be held via video- or teleconference until further notice. Please email AC@kwpoa.com for participation instructions. It may occasionally be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
New Applications for May		
Rockefeller	70 Rancheria	C-5 Substantial Remodel
Cohen/Martz	40 Evergreen	C-1 Minor Changes
Applications Approved in April		
Courtney	313 Goodhill	C-2 Minor Additions
Applications Continued in April		
None		
Open Enforcements		
14 Madrone		
111 Idlewood (enforcement on hold)		
70 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Chiappone	23 Spring	Window Changes
Bonte	8 Buckeye	Solar
Lambach	118 Upland	Solar

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

AC COORDINATOR: AC@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 AC@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, May 22, 2023 - 6:00PM

**IN PERSON at 1010 Sir Francis Drake, Suite 200, Kentfield
 AND via Zoom (Contact jwilliams@kwpoa.com for log-in)**

- Call to Order
- Public Comment
- Fire Safety & Hazard Mitigation Report
- Approval of April 24, 2023 Board Meeting Minutes
- AC Report and Ratifications
- Revised Architectural Rules
- White Houses— “Grandfathered” Approach
- Roundabout/Safety Improvements Report
- Entrance Beautification and Acorn Lot
- Carbon Neutrality Task Force Report
- Open Board Seat
- Short Term Rentals Policy
- Kentwoodlands.org G-Suite Migration
- 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 April 24, 2023 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

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

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: www.kwpoa.com

Email: info@kwpoa.com

Board Members and Staff

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