



Kent Woodlands Journal

Newsletter #303

February 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: The Architectural Committee

We recently welcomed new members to the Architectural Committee. They joined long-term member, Tom Nicholson, and Coordinator Michael Barber, in time for the December meeting, and are off to a great start. All are committed to upholding the CC&Rs and preserving the character of Kent Woodlands. I've asked each of them to tell us a little bit about themselves.

Julie Johnson — I moved to Kent Woodlands in 2014 with my husband Pete, and children Ryland (10) and Rowan (8). I am a licensed architect with my own practice JMJ Studios; and currently have the privilege to serve on the Kentfield Planning Architectural Board. I am excited to serve on the Architectural Committee and look forward to working with each of you. I see this as an opportunity to rethink the goals of the Kent Woodlands Architectural Committee, together. I would like to see an approvals process that encourages people to invest in their homes, supports the pressing needs of our community like energy independence and fire safety, and one that leads with common sense.

Tom Nicholson — I was born and raised in Kentfield and am happy to still call this home. I have lived in the Woodlands for 34 years with my wife, Liz, where we have raised two daughters. I worked in commercial construction for 50 years, but retired a few years ago and was happy to join the Architectural Committee to share my knowledge and experience in construction. I have completed remodels here in the Woodlands and am interested to bring my construction and

homeowner experience to the committee so we can support our neighbors while maintaining our beautiful neighborhood. During retirement I have been doing consulting work in commercial construction, being involved in the community and enjoying access to all the beautiful hiking trails in Marin. I've served on the Architectural Committee since 2016.



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A NOTE OF THANKS

As we welcome our new Architectural Committee, we also offer our sincerest thanks to the outgoing members of the committee for their many years of service:



Jim Schaefer, Former Chair
Anne Barr, Former Board Liaison
Bill Riley



(Architectural Committee — Continued from front page)

Bruce Raabe — I moved from Tiburon to Kent Woodlands with my family in 2001 and have owned 4 properties since that time (135 S. Ridgewood, 105 Diablo, 10 N. Ridgewood, & 226 Woodland Rd). I've also been through the design review process twice (2004 and 2019) which gives me valuable experience from the applicant's perspective. I'm looking forward to making the process more efficient, transparent, and friendly for our community.

Cori Snyder Schuman — My family and I moved to Kent Woodlands from Brooklyn, NY in June 2020. In New York, I built a house from the ground up and worked as a project manager/advocate for home owners during their renovations. I know how exciting and stressful any size renovation can be, and am eager to work with homeowners in Kent Woodlands to mitigate undue stress and make the process as smooth and in partnership as possible. As a newcomer and new homeowner in the area I am hopeful I bring a unique perspective.

Michael Barber, AC Coordinator — I bolted from the winters at the University of Nebraska to Marin in 1973 and began work with a Civil Engineering/Land Surveying firm in San Rafael. After ten years I pursued my calling in the architectural field and, excepting a two-year digression as an artist in the computer game business, I have enjoyed working as a licensed architect working in residential, hospitality and light commercial projects in Marin and Sonoma Counties. My primary focus is custom residential design. I am also a longstanding member of the Design Review Board for the City of Novato. I now reside on a large parcel in Greenpoint, Novato with my Landscape Contractor wife having raised two strong daughters, several German shepherds, cats, chickens, ducks, and even pigmy goats. I enthusiastically continue my residential architectural design practice while working as the Architectural Coordinator for the KWPOA, assisting in whatever way possible, since 2015.

Finally, I too am new to the Architectural Committee. I'm serving as the Board Liaison to the Committee and as Acting Chairperson. Like all the other AC members, I love Kent Woodlands and am committed to preserving its character. We hope that we can help homeowners to understand and follow the CC&Rs and Architectural Rules, such that the approval process goes as smoothly as possible.

— Ann Becker, President

The President's Note is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service.

If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," let me know by sending an email to info@kwpoa.com with "Possible subject of President's Note" in the subject line.

Update on the Recent Survey Regarding Adding Shades of White to the Approved Exterior Color List

Thank you to the 200+ members who participated in our recent survey regarding white paint. At this point, the Board hasn't made any decisions about adding shades of white to the approved colors list. It is in the process of examining the issues around such a rule change. For example, issues such as whether white would be allowed on a highly visible home, etc. We will continue to keep you updated.

Board News: A Warm Welcome and a Fond Farewell

Longtime board member Anne Barr recently completed her final term as a Director for KWPOA. After joining the board in 2012, Anne also put in countless hours as the Board Liaison to the Architectural Committee. We are grateful for her service to our members.

At the January 28th board meeting, the Board appointed Noah Hagey to fill the open director seat. Noah has lived in Kent Woodlands, with his wife Allison and their three kids, since 2018. He is Managing partner of a law firm, Braun Hagey & Borden. In his free time he loves hiking the trails of Marin and coaching the basketball and soccer teams of his three children.

Architectural Applications: February 2021

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: February 9, 2021

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. Accordingly, please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Property Address	Applicant	Category/Project Description
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New Applications for February

Hemmeter-Zimmer	65 Rancheria	C-2-Minor Addition
Ponti-Quaroni	7 Laurel Way	C-3 Preliminary Review
Katz-Cooley	21 Rancheria	C-3 Preliminary Review

Applications Approved in January

None

Open Enforcements

14 Madrone (enforcement on hold)
421 Crown (enforcement on hold)

Exempt and Administratively Approved Applications

10 Laurel Way	Smit	Tree removal
411 Crown	Campbell	Solar installation
81 Kent	Walker	Solar installation
40 Rancheria	Underwood	Solar installation
7 Laurel Way	Ponti	Tree removal
62 Rancheria	Rajewski	Solar installation
135 Upland	Rothstein	Generator

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 via tele/videoconference 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 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 25, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of January 28, 2021 Meeting Minutes
- AC Report and Ratifications
- Hazard Mitigation Specialist Job Spec Discussion
- Update on Proposed Change to Architectural Rules to Allow Shades of White for Exterior Paint
- Fire Safety Report and Related Votes
- 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 28, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

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