



Kent Woodlands Journal

Newsletter #231

January 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Notes



HAPPY NEW YEAR! The lights, brightness, and festivities of the Holiday season are now behind us in Kent Woodlands (including the happy KWPOA gathering at the Woodlands Café in early December) leaving us facing a brand-new year and some old-fashioned COLD mornings

and evenings.

During these long, dark, and chilly winter nights, we like to – most of us – curl up by the fireplace with something good to read. Ah, maybe you are thinking: the latest John Grisham, Ken Follett, Annie Lamott, or even re-reading an old Agatha Christie and figuring out if the butler really did do it. You are probably not thinking of curling up with Kent Woodlands' CC&Rs!

However, for some of you, or perhaps for all of us, while it may not be an exciting read, it would be an instructive exercise. During the last few years, in our KWPOA newsletter, contributors Daly Schreck and Paul Homrighausen have detailed the organization and growth of Kent Woodlands. If you are one to keep your newsletters, take some time to look at Daly's profiles of past presidents, and Paul's history of Kent Woodlands. Daly and Paul both refer to the Woodlands as a community wherein the houses should be carefully sited, harmonious

with the natural terrain and mindful of neighbors' privacy. The natural environment was to be "the dominant character of the community." Extraordinarily, Kent Woodlands is unique in the County as having its very own land use policy designed specifically for it.

Ultimately, there were 20 subdivisions in Kent Woodlands, and, in 1970, Mel Mark, then KWPOA president, initiated the process of consolidating these subdivisions into one, with one set of CC&Rs (done in 1995 under KWPOA president, Carlo Fowler, who led and completed the process of consolidating all the separate CC&Rs into one master document). The Association governs with this master document, *in order to preserve the special Woodlands environment*, as Paul Homrighausen notes. What Carlo Fowler said in 1995 is still true today, and we should all give thanks to those who spent, as he said, "many hours of review, revision, and analysis," to fashion our backbone, our CC&Rs, giving structure to our governance.

Kent Woodlands was and remains a beautiful prize among all neighborhoods in Marin because of this backbone. So, in these long winter evenings, stay cozy — not with Ken Follett — but curl up with the CC&Rs, for a change! Who knows? It might even be interesting, and, as mentioned, an *instructive* exercise...

— Kathy Goldsmith, President

ANNUAL MEETING & ELECTION

- WHAT:** Annual Membership Meeting **AGENDA:**
- Call to Order & Introductions, Board & Guest Speakers
 - Guest Speakers:
 - Supervisor Katie Rice
 - Sheriff's Deputy - Update on Kent Woodlands Sheriff's Activity
 - Sheriff's Representative on Security Cameras
 - Architectural Committee Report - Jim Schafer, Chair
 - Financial Report and Vote on Resolution regarding Surplus Funds - Treasurer, Paul Ross
 - Fire Safety Committee - Barry Evergettis
 - President's Report
 - Public Comment
 - Announcement of Election Results - Election Inspectors
 - Adjournment
- WHEN:** Wednesday, January 14, 2014
at 7:00 pm
- WHERE:** Marin Art & Garden Center
Livermore Pavilion
- Please plan to attend this important event!**
Questions?
Call us at 415.721.7429.

Holiday Cheer at Annual Party

Holidays in the Woodlands began early this season with over 100 residents attending the annual KWPOA holiday party. It was a perfect mix of residents new and old, sharing stories, swapping ideas and generally having a great time meeting all the fascinating neighbors just down the street, across the canyon or up the hill from you. Everyone left with a smile and an appreciation for their neighbors & community.

— Bitsa Freeman, Board Member

Happy New Year!

Sheriff's Report

Vacation Homes	18 Homes
Vacation Checks Completed	62 Checks
Extra Patrol Requests	3 Requests
Alarm Activations	19 Activations
911 Hang-Ups/Malfunctions	38 Responses
Assist Citizen/Request Advice Calls	7 Requests
Assist Fire Dept./Fire Calls	2 Incidents
Assist Fire Dept./Medical Calls	7 Incidents
Welfare Check	1 Request
Noise Complaint	2 Incidents
Crimes Reported	0 Reports

Traffic Related Matters

Parking Complaints	2 Incidents
Traffic Stops	3 Stops
Susp. Vehicles	4 Vehicles

— Glenn Hinchee, Deputy Sheriff

Non-Emergency Dispatch: 415-479-2311
ALL EMERGENCIES: 911

2015 Assessments

Annual assessment bills have been sent to all members. Your assessment payment of \$275 is due no later than February 15th, after which you will be charged additional fees and interest. If you have not received your bill, please contact the office at 415-721-7429. We also ask that you carefully review the contact information on your payment slip, and correct where necessary.

We thank you in advance!

Construction Hours

Reminder! Regulations and permit approvals limit the hours for construction-related activities to between 7:30 a.m. and 5:00 p.m. Monday through Friday, and 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is allowed on Sundays, state or national holidays. Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8 am to 5 pm Monday – Friday only.

Home Safety Tip

Here is your safety tip for the month:
“CHAINED UP”

Ski trips are fabulous fun, especially on a powder day, and that 4-wheel-drive SUV drives like magic! You simply shift into 4-wheel drive and zoom past Cal Trans chain control...what a deal! Even with those great snow tires you have, the “CHAINED UP” vehicle still has safety over you. They can stop on a dime but you can't! So don't be fooled; that car dealer lied when he told you snow and ice was no problem. Yes, that's partly true, but there are limits! So take it easy while driving in the snow, as every car has 4 wheel brakes but the “CHAINED UP” car has an extra drag chute you don't have and you might come out second best in an emergency stop! So drive safely!



— Your Fire Safety Committee

Architectural Applications: January 2015

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. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

JANUARY ARCHITECTURAL REVIEW MEETINGS: January 13 & 27

Applicant	Property Address	Category/Project Description
<u>New Applications for January</u>		
Goshay	36 N Ridgewood Rd	C3: Preliminary Review - Teardown and new 2 story (5,478 sf)
Anglin	124 Rancheria Rd	C2: Minor Addition - Landscaping, new deck, stairs and windows
Kim/LeComte	95 Westwood Dr	C4: Significant Changes in Appearance - New garage, demo carport
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
McLaughlin	7 Quail Ridge Rd	C4: Significant Changes in Appearance - Kitchen Addition 181 sf, doors, windows, paint, roofing, landscaping
Atwater	100/106 Diablo Dr	C2: Minor Addition - New fence and planting
<u>Applications Approved in December</u>		
Dacey	210 Evergreen Dr	C4: Significant Changes in Appearance - Addition to Cabana (520 sf)
Goshay	85 Rock Rd	C2: Minor Addition - New Fence, Planting
Gossett	1 Spring Road	C1: Minor Changes - Tree trimming and removal
Holsberry/Janzer	37 N Ridgewood Rd	C3: Preliminary - Teardown and new 1 story (5,000 sf)
Lane	233 S Ridgewood Rd	C4: Significant Changes in Appearance- Mudroom and bay addition, new entry roof, new windows (135 sf)
Molloy	636 Goodhill Rd	C1: Minor Changes - Tree Removal (Oak)
Parker	9 N Ridgewood Rd	C6: Preliminary Review –Teardown and new one story house and garage (4,325 sf), pool, sitework
Segars	316 Goodhill Rd	C1: Minor Changes - Solar Panels
<u>Open Enforcements</u>		
	170 Rancheria Rd	Tree Removal
<u>Exempt Applications</u>		
Rodriquez	224 Woodland Rd	Tree Removal (Oaks)
Silen	8 Buckeye Way	Tree Removal (Acacia)
Geissberger	141 Upland Rd	Tree Removal (Acacia)
Russell	622 Goodhill Rd	Tree Removal (Oaks)
Diablo Drive Trust	41 Diablo Drive	Tree Removal (Oaks)

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **COORDINATOR:** Kathleen Slattery
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and 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 the KWPOA office at 721-7429. 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

Board Meeting Agenda

Date: Thursday, January 22, 2015, 5:30 pm
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 4th & Annual Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Election of 2015 Officers
- Social Cttee. Presentation/Discussion, Possible Action
- Fire Safety Committee Report
- Officer Reports
- County Update
- Security Cameras: Discussion, Possible Action
- Solar Energy Systems: Discussion, Possible Action
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of Oct. 27, Oct. 30, Dec. 4th minutes
- Litigation Report, including 40 Diablo
- 170 Rancheria
- Personnel
- Adjournment

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

Kathy Goldsmith, President	kgoldsmith@kwpoa.com
Mimi Willard, Vice President	mwillard@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Paul Ross, Treasurer	pross@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Barry Evergettis, Director	bevergettis@kwpoa.com
Bitsa Freeman, Director	bfreeman@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com



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President's Note



Hello, everyone!!! Never say never, as I agreed at the last board meeting to be your president! I thought that being president twice already was the end; how wrong I was! So here we go.

I was gratified at the last election to have had three challengers step forward. This is a very healthy situation! This keeps the board members on their toes and earn their stripes...let's continue the trend!

Kathy Goldsmith — what a wonderful three-time president! She addressed scores of issues every month, and always maintained the dignity and integrity of being your president, tirelessly on your behalf, defending your rights as prescribed by our bylaws and CC&Rs. Thank you, Kathy — I hope I can do as well!

The board challengers brought forward many concerns that our new board will address. We will make every effort to be fair and open with every issue! At every board meeting, we have a member comment period about any issue you may have. Come to our meetings and you will have plenty of time to be heard. See you then!

— Barry Evergettis, President

NEWS & NOTES

Board Meeting Time Change: Starting this month, the Board of Directors will meet the fourth Thursday of each month at 6:00pm. Please see back page for the next meeting agenda.

Assessments: Your \$275 payment is due by 2/15/14. Payments not received by due date will be subject to late fee. If you did not receive a billing statement, please contact the office at 415-721-7429.

Parking Stickers: Next week, new "acorn" permits will start going out to members who have paid their assessment and requested stickers for their household. Our patrolling Sheriff's deputies will honor 2014 permits in the lot at the bottom of Woodland Road through February 15.

Election Results & New Officers

Under Davis-Stirling law applicable to homeowner associations, KWPOA is required to report in a communication directed to all members the tabulated results of the recent 1/14/15 election. Therefore, in accordance with the law, the results are as follows:

Kathleen Belzer	138 votes
Kathy Goldsmith	138 votes
Anne Barr	135 votes
Bill Gleason	119 votes
Andy Matthes	118 votes
Jeanice Skvaril	116 votes

The elected directors are Belzer, Goldsmith, and Barr.

At the January 22nd board meeting, the board elected the following officers for 2015:

President:	Barry Evergettis
Vice President:	Bitsa Freeman
Secretary:	Kathleen Belzer
Treasurer:	Paul Ross

In addition, the board re-appointed Jim Schafer, Bill Riley and Anne Barr as the 2015 Architectural Committee.

We thank all who participated in the election. Should you have any questions, please contact the office at 721-7429.

— KWPOA Board of Directors

Security Camera Update

At its first board meeting of the year, we evaluated all the information we've gathered on the topic of whether to install security cameras at the entrance to the Woodlands. This included briefing of the board by Sheriff's deputies tasked with monitoring License Plate Reader cameras for law enforcement in the County; written and verbal comments, both pro and con, from many members; and a presentation followed by Q&A by Detective Jerod Kansanback, of at the KWPOA Annual Meeting.

The Board has decided not to pursue this License Plate Reader at this time. The reasons for this decision are as follows:

- The Sheriff's Deputy, Les Richardson, who outlined Kent Woodlands' crime statistics before Det. Kansanback spoke, highlighted that Kent Woodlands has a very low crime rate. This has, of course, always been true. The small number of recent break-ins, with one exception, were through unlocked doors. Locking doors is the most effective solution to break-ins.
- With these other towns and their cameras, it is unclear that any crimes that occurred within those locales resulted in arrests owing to the use of these LPR cameras. However, crime rates did drop somewhat, likely due to the deterrent effect of camera installations.
- Kent Woodlands, as a homeowners association, would be the first and only private (non-municipal) entity to have installed such cameras in Marin County. The other installations are monitored and policed by their own town law enforcement and paid for out of general tax revenues. We are not comfortable being a pioneer, particularly given the uncertainties regarding the costs of ongoing maintenance and whether there would be any measurable benefit (drop in crime rate from current low level).
- Installing and paying for a LPR would be paid for solely by KWPOA members, whereas **all** Kent Woodlands would be covered, and those non-members would not bear any of the expense. The county would also benefit from expansion of their license plate data base, but again, they would not be helping us finance the cameras' installation and maintenance.
- As Detective Kansanback pointed out, the Sheriff cars we now have in our neighborhood **already** have devices which read license plates for identification of stolen cars (which are often used for burglaries) and known sexual predators. And, the positioning of Sheriff cars near the Woodlands entrance during

much of the day, as is now the case, allows us to already enjoy a big deterrent to crime.

- In order to get the entire Woodlands (not just KWPOA members) to participate in financing the LPR system, we would need to do this via a tax levy either tied to or separate from our next Sheriff's CSA-17 tax ballot proposal (which finances the patrols we now have). This would be an additional tax expense which would run for several years—even if the cameras were found to be ineffective. The tax proposal, at any rate, would not be voted on until our current CSA-17 tax comes up for renewal, which would be 2016 at the earliest.

The Board felt that, for the above reasons, there was no compelling reason to install the cameras at our entrance. As always, the Sheriff's Department urges everyone to use common sense, keep your doors locked, use your alarms, and report any suspicious activity immediately to the Sheriff. The Board truly appreciates the member feedback on this issue and we hope that the community understands that we have carefully weighed all the pros and cons.

— KWPOA Board of Directors

Home Safety Tip

Here is your safety tip for the month:
“GRAB HOLD”

You are taking a shower, and suddenly slip! You **“GRAB HOLD”** for any thing you can, but down you go, and if you are lucky, nothing is broken! A near miss!



Let's try the same scenario again: You are showering and slip! You **“GRAB HOLD”** of your grab bar and steady yourself, and all is okay!

Every shower and bathtub needs a proper grab bar—you will use them more than you think! Falling in the shower or tub is so common, it's just a matter of time before it happens to you! So install grab bars in all your showers and bathtubs and **“GRAB HOLD”!**

— Your Fire & Safety Committee

Architectural Applications: February 2015

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FEBRUARY ARCHITECTURAL REVIEW MEETING: February 10, 2015

Applicant	Property Address	Category/Project Description
New Applications for February		
Ghilotti	421 Crown Rd	C4: Significant Changes in Appearance - New landscaping, doors and windows
Applications Continued in January		
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
Anglin	124 Rancheria Rd	C2: Minor Addition - Landscaping, new deck, stairs and windows
Applications Approved in January		
Kim/LeComte	95 Westwood Dr	C4: Significant Changes in Appearance - New garage, demo carport
McLaughlin	7 Quail Ridge Rd	C4: Significant Changes in Appearance - Kitchen Addition 181 sf, doors, windows, paint, roofing, landscaping
Atwater	100/106 Diablo Dr	C2: Minor Addition - New fence and planting
Open Enforcements		
	170 Rancheria Rd	Tree Removal
Exempt Applications		
Kaplan	112 Goodhill Rd	Tree Removal (Oaks)

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **COORDINATOR:** Kathleen Slattery
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PO Box 404
Kentfield, CA 94914

Board Meeting Agenda

Date: Thursday, February 26, 2014 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of January 22 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Officer Reports
- County Update
- Review CC&Rs
- Review AC Appeals Fees
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of January 22 minutes
- Litigation Report, including 40 Diablo
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

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Paul Ross, Treasurer	pross@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com

ATTENTION MEMBERS

PROPOSED CHANGE TO THE KWPOA ARCHITECTURAL RULES

KWPOA members have 30 days from the publication of this **proposed** change to our ARCHITECTURAL RULES to comment. Please address comments to the Board of Directors by email to info@kwpoa.com, or via mail to PO Box 404, Kentfield, CA 94914.

The Board is proposing to discuss and take action on this change to our Architectural Rules at our board meeting on March 26th at 6:00 pm (location – KWPOA office, 1010 Sir Francis Drake Blvd, Kentfield).

CHANGE – Solar Panels and Alternative Energy

Proposed modification of rule on solar panels and alternative energy.

The proposed new language is as follows:

Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. Document References: CC&Rs Article VI, Sect. 13.

The existing language is as follows:

Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The Architectural Committee shall have the right to approve or disapprove the size, shape, color, materials, construction and location of such equipment. All solar panels shall be constructed of the most currently available non-reflective materials. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. (*Adopted 09/27/12*)

Explanation of the Proposed Rule Change and its Impact:

The proposed rule change deletes the second and third sentences of the above existing rule. This change would affect the extent of the Architectural Committee's consideration of the size, shape, color, materials, construction and location of such energy equipment as well as the mandate that all solar panels shall be constructed of the most currently available non-reflective materials. The Architectural Committee would continue to review alternative energy systems prior to approval, to ensure that such systems are not installed within setbacks; encourage applicants to be sensitive to the alternative energy systems' impact on neighbors' privacy, seclusion, and reflected light; and to minimize adverse impact of wind energy systems on ridgetops. The reason for the proposed rule change is to bring KWPOA CC&Rs regarding solar equipment installations (Article VI, Section 13) into clearer compliance with recent changes to the California Civil Code intended to promote solar power.



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Board Corner

Hello, Neighbors! Did you know...PG&E spends a lot of time in our neighborhood assessing our tree/power line relationship? Due to Kent Woodlands' designation as a very high fire risk, PG&E sends safety scouts out regularly to mark trees needing trimming. Recently I had a very insightful conversation with a representative from PG&E who does line safety scouting. Essentially his job is to assess the interference of trees with power lines, which are the lines highest on the power poles, not the large, thick ones that hang lower. He's charged with deciding which trees need to be trimmed then contracting with local tree companies to do the actual work. Unfortunately, tree trimming is ongoing and expensive and does not always eliminate the high fire danger that exists when the two meet. Ideally, PG&E would like to remove the dangerous, inflammatory trees but cannot cut down trees without homeowner consent. If you are aware of or concerned about your wires and trees, please contact PG&E directly at 1-800-743-5000. They will come and assess the situation and oftentimes pay for the removal of trees deemed a fire danger. Trees that are old, diseased or highly flammable (pines, eucalyptus, bay) are most likely ones that will need to be removed. Our Redwood trees are considered stable and not a fire risk...however, there's also the risk posed from downed lines that occur when trees fall on wires due to high winds and storms. Please take the time to look at your exposure to wires and trees and

if concerned at all just give PG&E a call! Let's all help to keep our neighborhood safe from fires which is the biggest risk we all face living in such a beautiful location so close to open space. Thank you!

— Bitsa Freeman, Vice President

NEWS AND NOTES

Board Meeting Time Change: The Board of Directors has changed the time of regular board meetings to 6:00pm on the fourth Thursday of each month. Please see back page for the next meeting agenda.

Assessments: The due date for annual assessments has now passed and a late charge is required. If you have not yet sent in your payment, please remit \$302.50 as soon as possible. Checks should be sent to KWPOA, PO Box 404, Kentfield, 94914.

Spare the Air: Please remember to take notice when the Bay Area Air Quality Management District issues a "Spare the Air" alert. When such an alert is issued, residents are restricted from wood-burning in fireplaces, fire pits, etc. This helps reduce air pollution and improve our air quality! Visit sparetheair.org for information.

NEW! Kent Woodlands Morning Social

In an effort to increase a sense of community, one of our new residents has initiated an effort to bring people together based on common interests. Monthly, there will be a casual meet-and-greet and sharing of topical information at Woodlands Café. Attendees will be responsible for food and/or drink purchases. For more information, call the KWPOA office or contact Laura at LMellberg@gmail.com.



'Books Worth Reading': Discover new book recommendations and meet other neighbors who love to read. Perhaps a book club will be created if there is interest. Please register at <http://kwsocial-books.eventbrite.com> for this event held on **Thursday, March 26th at 9:00am at Woodlands Café.**

'Hike Our Hills': Over a cup of coffee, share favorite local hikes while meeting neighbors who enjoy the outdoors. Please register at <http://kwsocial-hike.eventbrite.com> for this event held on **Thursday, April 30th at 9:00am at Woodlands Café.**

Hope to see you there!

Are You Ready for Fire Season?

It's never too early to think about fire season. With yet another year of record low rainfall, our area is at serious risk for wildfire.

The Kentfield Fire District recommends a few simple tips that you can take to dramatically increase the chance of your home surviving a wildfire and your family evacuating safely. These include:

- Create and maintain defensible space around your home.
- Create your own wildfire action plan.
- Prepare your own emergency supply kit.
- Learn how to harden your home to protect against flying embers.
- Create an evacuation plan for family and pets.

The Kentfield Fire District understands the challenge residents have in maintaining defensible space around their homes. Did you know they will assist you in identifying hazards specific to each residence by performing a Hazard Assessment upon request? Call the Kentfield Fire District today for your free Hazard Assessment at 415-453-7464, or visit their website at www.kentfieldfire.org.

Roadside Vegetation Management

KWPOA occasionally receives reports of vegetation and landscaping encroaching our narrow roadways, reducing visibility and creating a hazard for motorists and pedestrians. Please take a moment to survey the areas of your property that border a street, and ensure that vegetation on your property is not obscuring road signs, impeding sightlines, or growing in such a way that forces drivers into the center of the street. On our narrow roads, such a situation could cause a serious accident. Thank you in advance for your cooperation.

Home Safety Tip

Here is your safety tip for the month:
"FLYING THINGS"

The biggest safety monster to invade your outside property is your powered lawn mower!!! Energetically it mows along its merry way, never mindful of the various hazards hiding in the grass.



When the cutting blade strikes an object like a rock or sprinkler head, **"FLYING THINGS"** like bullets strafe across the grass, and if you or your child or pet happen to be in line at a low level nearby, the flying missile could strike and cause serious injury or even death! So as you or your gardener mow your grass, stay away and keep everybody safe from **"FLYING THINGS"!!!**

— Your Fire & Safety Committee

Sheriff's Report

The following is recap of Sheriff's activity in Kent Woodlands during December 2014:

Vacation Homes	18 Homes
Vacation Checks Completed	62 Checks
Extra Patrol Requests	3 Requests
Alarm Activations	19 Activations
911 Hang-Ups/Malfunctions	38 Responses
Assist Citizen/Request Advice Calls	7 Requests
Assist Fire Dept./Fire Calls	2 Incidents
Assist Fire Dept./Medical Calls	7 Incidents
Welfare Check	1 Request
Noise Complaint	2 Incidents
Parking Complaints	2 Incidents
Traffic Stops	3 Stops
Suspicious Vehicles	4 Vehicles

No Crimes Reported.

— Deputy Glenn Hinchee

Architectural Applications: March 2015

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MARCH ARCHITECTURAL REVIEW MEETING: MARCH 10

Applicant	Property Address	Category/Project Description
New Applications		
Kniesche	325 Crown Rd	C1: Minor Changes - New Roof and Solar Panels
Davenport	401 Crown Rd	C1: Minor Changes - Solar Panels and New Paint Color
Ashworth	409 Crown Rd	C4: Significant Changes in Appearance - Remove Carport, Add Garage (480 sf)
Applications Approved in February		
Ghilotti	421 Crown Rd	C4: Significant Changes in Appearance - New landscaping, doors and windows
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Becker	101 Crown Rd	Tree Removal
Henn	200 S Ridgewood Rd.	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr

ARCHITECTURAL COORDINATOR: Kathleen Slattery

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 Kathleen Slattery at the KWPOA office at 721-7429. 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

Board Meeting Agenda

Date: Thursday, March 26, 2014 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of February 26 Meeting Minutes
- AC Report and Ratifications
- Appeals Fee Discussion
- Solar Rule Change Discussion and Vote
- Review CC&Rs
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of February 26 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

Barry Evergettis, President	bevergettis@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Paul Ross, Treasurer	pross@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com



Kent Woodlands Journal

Newsletter #234

April 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Message

Long-time resident Corinne White of Turnagain Road called me the other day about a near-miss she had driving, when a car came around a blind curve in her lane here in the Woodlands!

The problem she encountered was shrubbery growing adjacent to our roadways, especially around turns where driving visibility is restricted.

Safety is paramount in our daily lives, and anything we can do to improve it is a top priority!

Let's all take stock of our hedges and bushes in front of our properties next to the roadways and do your part to keep their growth at least three feet back from the edge of the road.

Lots of our neighbors are walking their dogs, riding bikes with their children, or just out for a nice walk. It's everyone's responsibility to keep them as safe as possible — none of us want to be responsible for an accident to our neighbors!

So do your part and trim back those roadside bushes for our mutual benefit! Thanks.

— Barry Evergettis, President

New Book Club!

You're invited!

The Kent Woodlands Social Morning has created a neighborhood book club. Our first book will be #1 New York Times Bestseller, 'Dead Wake: The Last Crossing of the Lusitania' by Erik Larson. We will discuss the book on **Wednesday, April 29th at 9am at Woodlands Cafe**. We hope to see you there.

Kent Woodlands Morning Social

In an effort to increase a sense of community, one of our new residents has initiated an effort to bring people together based on common interests. Monthly, there will be a casual meet-and-greet and sharing of topical information at Woodlands Café. Attendees will be responsible for food and/ or drink purchases. For more information, call the KWPOA office or contact Laura at LMellberg@gmail.com.

'Hike Our Hills': Over a cup of coffee, share favorite local hikes while meeting neighbors who enjoy the outdoors. Please register at kwsocial-hike.eventbrite.com for this event held on **Thursday, May 28th at 9:00am at Woodlands Café**.

IMPORTANT NOTICE: CHANGE TO ARCHITECTURAL RULES

In the February newsletter, the KWPOA published a proposed change to the architectural rules and announced a 30 day comment period for our members. No comments were received. At the March 26th Board Meeting, the Board unanimously voted to approve the change as presented to the membership. This change is effective immediately. The complete text of the revised rule is as follows:

Rule #13: Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. Document References: CC&Rs Article VI, Sect. 13.

Spring Forward

Daylight Saving Time began on March 8. As you “spring forward” for the time change, remember to change the batteries in your smoke alarm and carbon monoxide detector. The batteries should be replaced once a year, unless you have one of the newer ten year battery units, to make sure the alarms operate properly.

By maintaining the alarms in your home, you can increase your chances of surviving a fire or carbon monoxide poisoning. When fire breaks out, you only have seconds to escape its heat, black smoke, and deadly gases.

Carbon monoxide is a poisonous gas that fuel-burning heating and cooking devices often produce. It is often called the silent killer because it is odorless and colorless.

The National Fire Protection Association offers tips for making your home safer:

- Place smoke and carbon monoxide alarms on every level of your home and outside each bedroom. If you keep your bedroom doors closed, place a smoke alarm in each bedroom;
- Test alarms at least twice a year, when you set your clocks for the time change remember to check your alarms, too;
- Never disable a smoke alarm when cooking; and
- Replace smoke alarms that are ten years old.

For more information on alarms and other fire safety matters, you can contact our local fire safety experts at the Kentfield Fire District at (415) 453-7464.

— Contributed by Paul Smith,
Kentfield Fire Chief



Looking for general information about KWPOA? Check out our web site at www.kwpoa.com for CC&Rs, Design Review Process, Architectural Rules, and more!



Home Safety Tip

Here is your safety tip for the month:

DON'T “GET SCALDED”

A quick move and your saucepan full of boiling water splashes everywhere!! Just who is near, and do they “GET SCALDED”?



Every day, thousands of people “GET SCALDED” and receive terrible burns in the kitchen at meal times...babies, children, dogs, cats, husbands, and wives. It could be anybody!! It boils down to a nasty burn, hopefully a minor one and not something major with lifetime scars.

So while you are busy preparing a meal in the kitchen, keep the congestion away and don't let anybody “GET SCALDED”!

Sheriff's Report

The following is recap of Sheriff's activity in Kent Woodlands during February 2015:

Vacation Homes	7 Homes
Vacation Checks Completed	20 Checks
Extra Patrol Request	1 Request
Alarm Activations	20 Activations
911 Hang-ups/Malfunctions	2 Responses
Assist Citizen/Request Advice	2 Requests
Assist Fire Dept./Fire Calls	1 Request
Assist Fire Dept./Medical Calls	3 Incidents
Animal Complaints	2 Incidents
Suspicious Circumstance	1 Incident
Noise Complaint	1 Incident
Nuisance Phone Call	1 Incident
Parking Complaint	1 Complaint
Parking Citations Issued	15 Citations
Suspicious Vehicles	2 Vehicles
Traffic Stops	1 Stop

No Crimes Reported.

— Deputy Glenn Hinchee

Architectural Applications: April 2015

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. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

APRIL ARCHITECTURAL REVIEW MEETINGS: APRIL 14 & 28

Applicant	Property Address	Category/Project Description
New Applications for April		
Livengood	140 Rancheria Rd	C2: Minor Addition - Landscaping: Driveway, Gates, Fences, Planting
McLaughlin	7 Quail Ridge Rd	C1: Minor Changes - Tree Removal
DaMert	13 Treetop Way	C2: Minor Addition - New Window
Tiernan	115 Evergreen Dr	C2: Minor Addition - Addition (94 sf), New Windows, Doors, Trim Color
Alpers	314 Woodland Rd	C3: Preliminary (2nd) - Teardown and New 2 Story House / Garage (7,545 sf)
Applications Approved in March		
Knische	325 Crown Rd	C1: Minor Changes - New Roof and Solar Panels
Davenport	401 Crown Rd	C1: Minor Changes - Solar Panels and New Paint Color
Ashworth	409 Crown Rd	C4: Significant Changes in Appearance - Remove Carport, Add Garage (480 sf)
Baerlien	9 Phoenix Rd	C1: Minor Changes - New Paint Color
Holsberry-Janzer	37 N Ridgewood Rd	C6: Teardown - New One Story House (5,150 sf)
Applications on Appeal		
Miller	37 N Ridgewood Rd (Holsberry-Janzer)	C9: Appeal - Appeal of AC Approval of 37 N Ridgewood Rd Teardown and New One Story House (5,150 sf)
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Couderc	50 Rancheria Rd	Fence Replacement
Goshay	85 Rock Rd	Driveway Replacement
Goshay	85 Rock Rd	Fence Replacement
Herzog	51 Ridgecrest Rd	Tree Trimming
Smit	10 Laurel Way	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr

ARCHITECTURAL COORDINATOR: Kathleen Slattery

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

Board Meeting Agenda

Date: Thursday, April 23, 2014 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of March 26 Meeting Minutes
- AC Report and Ratifications
- 37 N. Ridgewood Appeal
- Review CC&Rs
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of March 26 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

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Kent Woodlands Journal

Newsletter #235

May 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Message

Hello, Everbody! In case you haven't heard, the County is planning to repave Rancheria and Evergreen this summer! Good yes!! It's been long overdue and we are very happy it's our turn. Here is the email sent recently by our Administrator Jeanne Williams explaining the details:

We have received word from the county that **paving of the entire lengths of both Rancheria and Evergreen will begin around June 15** and last for a good part of the summer. Prior to that, PG&E will be replacing a section of gas main on both streets as well – this work is expected to begin on April 13 and end by June. Affected residents will be noticed in advance. Work will be done Monday through Friday from 8am to 5pm. No roads will be closed, but there may be some minor inconvenience and delays. Your patience is greatly appreciated. See contact information below for any questions/concerns:

PG&E: Sean Valdez, 707-674-7257

County of Marin: Craig Parmley, 415-473-7512

IMPORTANT NOTE: After this paving is complete, there will be a 5 year (minimum) moratorium on digging on these repaved streets for any reason. In light of this, affected residents should be aware of the new requirements regarding the **replacement of sewer laterals**. Homeowners are now required to test and/or replace their sewer laterals prior to selling their homes or performing a remodel in excess of \$75,000. If a homeowner waits to do this work until AFTER the paving is complete, the cost will be significantly higher. For more information on this important subject, call RVSD at (415) 259-2949 or read more at <http://rvsd.org/private-lateral-ordinance>.

Also along those lines, should you plan to sell or remodel your house in the next five years, consider replacing your old sewer pipe lateral before the paving Starts! There you have it!

— Barry Evergettis, President

CALL FOR INVOLVEMENT!

Remember at our annual meeting I gave a spiel about stepping forward to serve your community? I made the promise that as openings for positions arise in our association, we would notify the membership about those opportunities. Here is what we have!

*We will need a **Treasurer**, which is a board position, as Paul Ross, our current Treasurer, will be moving away. We are expanding the **Architectural Committee**, and we need help with our **Fire and Safety Committee**.*

Should you wish to be considered for these positions, 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!

**Thank you,
Barry Evergettis, President**

Summer Construction

Summer is coming! Warm weather, quiet nights and no traffic...why would you want to go elsewhere? Well, this summer you just might! There's a lot of construction happening this summer and the roads will be busy, the noise will be loud and the congestion might be problematic. College of Marin is beginning several large construction projects toward the end of May through August: demolition of the Austin Center, concrete pylons for the Educational center, resurfacing of the pool deck & shade structure. The college has taken extraordinary measures to mitigate the impact on our neighborhoods, but noise will definitely be an issue. Laura McCarty, Director of Modernization for the college is happy to answer any concerns or questions you may have. She can be reached via email at laura.mccarty@marin.edu.

**Enjoy your summer,
Bitsa Freeman, Vice President**

KENT WOODLANDS SOCIAL EVENTS

“HIKE OUR HILLS” - MORE INFO!

Hike with neighbors on the Henry Allen-Tucker Trail. This shady loop is not well known, as it goes down the ravine behind Phoenix Lake. This mildly strenuous hike will take one hour. Perfect for those new to the area, or anyone looking to get some fresh air and exercise. Meet at the corner of Idlewood Road and Crown Road, 9:00AM on Thursday, May 28th. We hope to see you there!

BOOK CLUB: Join us at Woodlands Cafe on Wednesday, June 3rd at 9 am to discuss our next Book Club selection, 'We Are All Completely Beside Ourselves' by Karen Joy Fowler. Join us!

— **Laura Mellberg**

Home Safety Tip

Here is your safety tip for the month:

“FIRE UP”

Often we want to simplify cooking as we are in a hurry to go somewhere, or just don't want to do dishes! So out come the paper plates, paper towels and cups! All that is just fine except all that flammable material is often stacked around the stove while cooking. Suddenly, it's “FIRE UP” as things catch fire adjacent to the burners! It's panic time getting control of the flames, but it's a close call! So don't “FIRE UP” the kitchen by being careless with paper products around cooking!



— **Your Fire & Safety Committee**

Wildfire Season is Coming... Are you Ready?

It's not too early to think about fire season. With record low rainfall, the grass and brush across Marin County is tinder dry and ready to burn. Drought conditions have increased wildfire danger statewide.

While the recent rains are welcome, there has not been enough to soak trees and other vegetation. There hasn't been enough rain to put a severe dent in the drastic drought that we are experiencing. The drought means one thing: a very long and potentially lethal fire season is upon us.

The Kentfield Fire District understands the challenge residents have in maintaining defensible space around their homes. With this in mind, we are here to assist you in identifying hazards specific to each residence by performing a Hazard Assessment upon request.

The Kentfield Fire District recommends a few simple tips that you can take to dramatically increase the chance of your home surviving a wildfire and your family evacuating safely. These include:

- Create / maintain defensible space around your home.
- Create your own wildfire action plan.
- Prepare your own emergency supply kit.
- Learn how to harden your home to protect against flying embers.
- Create an evacuation plan for family and pets.

Call the Kentfield Fire District today for your free Hazard Assessment at 415-453-7464 or visit our website at www.kentfieldfire.org.

— **Lynne Osbourne, Kentfield Fire District**

MMWD Offers Free Consultations

Did you know that MMWD offers free water conservation consultations for residential customers? They will send a water conservation specialist to your home for a FREE water use efficiency survey to help you identify ways to reduce your water use and your water bill.

The indoor portion of the consultation includes a history of water consumption and a check for leaks. In addition, they will evaluate your existing fixtures and, in some cases, provide you with free high-efficiency fixtures such as showerheads and faucet aerators.

Outdoors, they will evaluate your irrigation system for operating efficiency, review your irrigation schedule and provide recommendations, and review water-efficient landscaping practices.

To schedule an appointment, contact MMWD's Water Conservation Department at 415-945-1523.

Architectural Applications: April 2015

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MAY ARCHITECTURAL REVIEW MEETINGS: MAY 12 & 26

Applicant	Property Address	Category/Project Description
New Applications for May		
Anglin	124 Rancheria Rd	C2: Minor Addition - New Doors, Windows, Deck, Landscaping (Continued from January)
Baierlein	9 Phoenix Rd	C2: Minor Addition - Landscaping, deck, retaining wall, fencing, planting
Barber	26 Rancheria Rd	C2: Minor Addition - New Windows, Deck Extension
Diablo Dr Trust	41 Diablo Dr	C1: Minor Changes - Solar Panels
Goshay/Hohlman	36 N Ridgewood Rd	C6: Teardown - New Two Story (8,194 sf incl. garage), replace pool and pool house (1,311 sf)
Keefe	648 Goodhill Rd	C4: Significant Changes - Roof Changes, Landscaping, Drivegate, Driveway, Pergola, Retaining Wall, Patio, Fireplace
Lazor	110 Diablo Dr	C4: Significant Changes - New Second Story (805 sf)
Moorshead	635 Goodhill Rd	C1: Minor Changes - Tree topping
Post	20 Evergreen Dr	C7: Changes to Ext Plans - Driveway Gate
Applications Approved in April		
DaMert	13 Treetop Way	C2: Minor Addition - New Window
Tiernan	115 Evergreen Dr	C2: Minor Addition - Addition (94 sf), New Windows, Doors, Trim Color
Livengood	140 Rancheria Rd	C2: Minor Addition - Landscaping: Driveway, Gates, Fences, Planting
Applications Denied (Appeal)		
Miller	37 N Ridgewood Rd (Holsberry-Janzer)	C9: Appeal - Appeal of AC Approval of 37 N Ridgewood Rd Teardown and New One Story House (5,150 sf)
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Carbone	4 Spring Way	Hazardous Tree Removal (bay and oak)
Pritzker	8 Vineyard Wy	Hazardous Tree Removal (atlas cedar)
Lytz	135 Upland Dr	New roof
Ayres	399 Crown Rd	Resurface sport court
Eiseman	12 Madrone Wy	Arbor removal
McLaughlin	7 Quail Ridge Rd	Tree removal (acacia, fire trimming)
Diablo Drive Trust	41 Diablo Dr	Tree removal (acacia)
Ireland	14 Fern Way	Tree removal (pine)

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **AC COORDINATOR:** Kathleen Slattery
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PO Box 404
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Board Meeting Agenda

Date: Thursday, May 28, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of April 23 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 23 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

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Kent Woodlands Journal

Newsletter #236

June 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody! Our call for candidates to fill the various open positions and step forward has been answered! People offered their talent, time and effort to keep your community association in good health! Here they are:

- Board Member/Treasurer: Steve Gray
- Architectural Committee: Trina Lavigna
- Fire and Safety Committee: Clay Wiens

They all deserve a big round of applause for putting their hat in the ring! And a big thank you to Paul Ross, our current treasurer, who is moving away. Paul rose to the occasion when we really needed a treasurer and did a job well done! Paul, we wish you all the best with your new home wherever it is!!

And to all of you out there, don't forget the future, as some positions are still vacant. Please consider serving your community — we need you to step forward and do your part!!

— Barry Evergettis, President

KENT WOODLANDS SOCIAL EVENTS

Many thanks to those who have participated in our new social events! Both the book club and the hiking club will be taking a break for the summer and resuming in September. Hope to see you then!

— Laura Mellberg

Heads Up: Traffic Delays Coming

If you can't take a long vacation or hole up at home consuming your emergency rations, leave extra time to get anywhere from Kent Woodlands this summer. There are multiple construction projects that will be underway, adding up to delays getting in and out of Kent Woodlands and across to the 101.

As our VP Bitsa Freeman wrote in last month's newsletter, the College of Marin has demolition and construction projects starting in June. Sensitive to neighbors' inconvenience, the College is doing what it can to concentrate the work during the summer months' school closure, thereby lessening the traffic impact. But it's unavoidable that there will be construction-related delays (and noise) along College throughout the summer and continuing into the fall. (We are very grateful that COM made plans for the fall construction traffic to be limited during school drop-off and pickup periods.)

Avoiding College Avenue this summer won't gain you much. The infrastructure work that has Magnolia torn up west of Bon Air is behind schedule and still ongoing, with car and bike lane closures squeezing the volume into fewer, shared lanes. Expect bottlenecks and the possibility you'll be behind a bicycle.

Bon Air presents new challenges this summer. Construction starts on replacing the bridge on Bon Air Road. This is a four year project, during which there will be construction-related traffic management, periodic one-way traffic control, and three one-week full closures. Further adding to Bon Air traffic issues will be a multi-year modernization and expansion project at Marin General Hospital, the first phase of which involves the construction of a seven-story parking garage commencing this summer.

And finally, after a several year wait, Evergreen Drive has made it onto the county's roadwork schedule, with repaving commencing in June; the county will also be repaving Rancheria.

When you venture out of Kent Woodlands this summer, reduce your stress by leaving extra time. The construction season is upon us in full force.

— Mimi Willard, Director

Sheriff's Report

Here are the statistics for the month of April 2015:

Vacation Houses	6 Homes
Vacation Checks Completed	32 Checks
Extra Patrol Requests	2 Requests
Alarm Activations	19 Activations
Assist Citizen	2 Requests
Assist Fire Dept./Fire Calls	3 Requests
Assist Fire Dept./Medical Calls	5 Incidents
Animal Complaints	5 Incidents
Suspicious Circumstance	3 Incidents
Noise Complaint	1 Incident
Civil Matter	1 Incident
Subpoena Service	1 Service
Fraud/Identity Theft	2 Incidents

Traffic Related Matters:

Parking Complaint	1 Complaint
Parking Citations Issued	3 Citations
Suspicious Vehicles	3 Vehicles
Traffic Stops	3 Stops
Assist CHP	1 Request
Vehicle Accident	1 Accident (minor)

— Glenn Hinchee, Deputy Sheriff #1299

Home Safety Tip

Here is your monthly fire safety tip:
“FIRE UP TIME”

Do you have a gas cooking stove? How long has it been since you have removed the cooking top and cleaned the burners? Sooner or later, the air intake side of the burners becomes obstructed with food and spider webs, the gas can't get through to the burners and it's **“FIRE UP TIME”** around the gas valve handles and all the wrong places!



So every five years, have a stove repair service company inspect and clean your stove burners and avoid a **“FIRE UP TIME”** at the wrong time!

— Your Fire & Safety Committee

Fire Evacuation Drill

This year's fire evacuation drill in the Woodlands will take place on Saturday morning, October 3rd. It will encompass about 100 properties, including those along Kent and College Avenues, Woodland Road from the Woodlands entrance to and including Acorn Way, and other roads bordering Woodland Road on one side – Vineyard, Orchard, Laurel Way, North Ridgewood, Goodhill, Diablo, and Buckeye.

As in the prior three years, the drill will be conducted by the Kentfield Fire Department and the County Sheriff's Office, with assistance – particularly with encouraging the participation that makes the drill productive and educational for those agencies and residents alike – from your Fire Safety Committee.

We could use a few more volunteer members for the committee, particularly, but not necessarily, in the area of the drill. Committee work will not take much effort, given our experience over prior years. It mostly involves becoming educated about the danger of a major fire in our neighborhood and contacting neighbors during the few weeks before the drill to obtain the participation which is essential if the drill is to be a success. Membership in the Association is not required – the fire won't care. And we will make a point of encouraging participation in the drill by those who were unable to participate in last year's drill.

If you are willing to help us, please contact the Association office at 415-721-7429, and we will be in touch with you.

YOUR FIRE SAFETY COMMITTEE,
Paul Homrighausen (Co-Chair)
Barry Evergettis (Co-Chair)

Energy Upgrades

Have you been looking for ways to make your home more efficient and comfortable? Right now, Marin County residents can take advantage of up to **\$6,800** in incentives from Energy Upgrade California® Home Upgrade and Marin County for completing a home improvement project that will help save money on utility bills and improve home comfort and air quality. **Free** assistance is available by calling the Home Upgrade Advisor service at **(866) 878-6008**. The Home Upgrade Advisors are there to provide homeowners with free, third-party assistance with understanding the building systems in their homes, selecting a contractor, reviewing project bids, and answering general questions.

You can read more about the Home Upgrade program and other energy-efficiency programs from the County at www.marincounty.org/energyupgrade or you can call the Marin County Sustainability Team at (415) 473-2698.

— Marin County Community Development Agency

Architectural Applications: June 2015

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JUNE ARCHITECTURAL REVIEW MEETINGS: JUNE 9

Applicant	Property Address	Category/Project Description
New Applications for June		
Hee	617 College Ave	C1: Minor Changes - Solar Panels
Sternberg	619 Goodhill Rd	C4: Significant Changes - First Floor Addition, New Pool House (988 sf)
Fletcher	5 Rancheria Rd	C1: Minor Changes - Solar Panels
Zenoff	27 Rock Rd	C2: Minor Addition - New Pool

Applications Approved in May

Anglin	124 Rancheria Rd	C2: Minor Addition - New Doors, Windows, Deck, Landscaping (Continued from January)
Baierlein	9 Phoenix Rd	C2: Minor Addition - Landscaping, deck, retaining wall, fencing, planting
Barber	26 Rancheria Rd	C2: Minor Addition - New Windows, Deck Extension
Diablo Dr Trust	41 Diablo Dr	C1: Minor Changes - Solar Panels
Goshay/Hohlman	36 N Ridgewood Rd	C6: Teardown - New Two Story (8,194 sf incl. garage), replace pool and pool house (1,311 sf)
Keefe	648 Goodhill Rd	C4: Significant Changes - Roof Changes, Landscaping, Drivegate, Driveway, Pergola, Retaining Wall, Patio, Fireplace
Lazor	110 Diablo Dr	C4: Significant Changes - New Second Story (805 sf)
Post	20 Evergreen Dr	C7: Changes to Ext Plans - Driveway Gate

Open Enforcements 170 Rancheria Rd Tree Removal

Exempt Applications

Gray	305 Evergreen Dr	Roof replacement
Herzog	51 Ridgecrest Rd	Retaining wall and deck repair
Barber	26 Rancheria	Swimming pool repair
Moorshead	635 Goodhill Rd	Tree trimming

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **AC COORDINATOR:** Kathleen Slattery
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 Kathleen Slattery at the KWPOA office at 721-7429. 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

Board Meeting Agenda

Date: Thursday, June 25, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200, Kentfield

- Call to Order
- Public Comment
- Approval of May 28 Meeting Minutes
- AC Report and Ratifications
- Change to Appeals Fees
- Appointment of New Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Credit Card Payment System
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of May 28 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
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Office Hours: Mon - Thur, 9:00am - 2:00pm

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Stephen Gray	sgray@kwpoa.com
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Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com



Kent Woodlands Journal

Newsletter #237

July 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody! Our continuing call for people to fill vacancies in our association is still rolling along!! Heidi Meyer is the latest member to step forward to join our views (VRAC) committee, and we are delighted to have her. Thank you, Heidi! We still have openings on the VRAC, Architectural Committee and Fire & Safety Committee, so it's not too late to throw your hat in the ring and be considered!

Another topic: All kinds of celebration parties — a wonderful time for you, but possibly trying for your neighbors! So be a good neighbor, and when you're planning a party, tell your neighbors about it, including some details about parking, music bands, beginning and end times, etc. Your neighbors will appreciate it and will be happy to tolerate the inconvenience!

— Barry Evergettis, President

New Architectural Coordinator

We are happy to announce that Michael Barber has joined KWPOA as our new Architectural Consultant. Michael is a licensed architect who has worked in residential architecture in Marin since 1984. In addition, he has extensive design review board experience. Michael can be reached at mbarber@kwpoa.com or 415-721-7429.

As we welcome Michael, we also, sadly, must say goodbye to Kathleen Slattery. Kathleen has provided KWPOA with architectural and landscaping expertise since 2012. She is leaving us to focus on her thriving landscape design and construction firm, Gardens and Gables. Good luck, Kathleen!

— KWPOA Architectural Committee

Book Club News

Starting in September, the Kent Woodlands Book Club will meet monthly at Woodlands Café at 9:00 AM. All residents are welcome to join us. We hope to see you there!

Thurs, Sept 10: 'My Brilliant Friend'
by Elena Ferrante and Ann Goldstein

Thurs, Oct 15: 'A House In The Sky'
by Amanda Lindhout and Sara Corbett

— Laura Mellberg

Home Safety Tip

Here is your monthly fire safety tip:
“BURNT TRI-TIP”

Enjoying a good barbecue, grilling away, anticipating a good hunk of beef...

Suddenly, flames engulf the grill from leaking propane around hoses and tank connections!! You have fire inside and outside!! Your wooden deck is smoking and you have a “BURNT TRI-TIP”!!

So don't ruin your day, give your propane grill a good inspection monthly, clean out the grease and residue, check out the hoses for loose connections and replace them every five years.

— Your Fire & Safety Committee



Be a Good Neighbor!



There's wildlife everywhere and they love to eat our trash! Without fail, every Thursday or Friday trash litterers our streets and neighborhoods due to unfastened cans emptied by the many critters who inhabit our surrounding open space. There's a very easy solution to this problem: fasten your trash closed with a bungee cord so the crows, raccoon, coyotes and foxes who love our throwaways can't get into them. Thank you!

— Bitsa Freeman

Architectural Applications: July 2015

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JULY ARCHITECTURAL REVIEW MEETINGS: JULY 28

Applicant	Property Address	Category/Project Description
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New Applications for July

Winograd	30 Upland Rd	C2: Minor Addition - New windows, doors, paint, addition and removal (-15 sf), update outdoor kitchen and arbor
Kneische	325 Crown Rd	C1: Minor Changes - New fence and arbor
Pritzker	200 Woodland Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Pritzker	131 Goodhill Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Barber	26 Rancheria	C2: Minor Addition - Retaining wall, deck, window color, planting

Applications Approved in June

Sternberg	619 Goodhill Rd	C4: Significant Changes - First Floor Addition, New Pool House (988 sf)
Fletcher	5 Rancheria Rd	C1: Minor Changes - Solar Panels

Applications Continued in June

Hee	617 College Ave	C1: Minor Changes - Solar Panels
Zenoff	27 Rock Rd	C2: Minor Addition - New Pool

Open Enforcements

170 Rancheria Rd Tree Removal

Exempt Applications

Eiseman	12 Madrone Way	Replace patio
Feidler	2 Fern Way	Tree removal (pine)
Herzog	51 Ridgecrest Rd	Deck repair
Gray	305 Evergreen Rd	Tree removal (acacia)
Noyes	512 Goodhill Rd	Landscape wall replacement

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

Board Meeting Agenda

Please note:

Due to scheduling conflicts, there will be no regular board meeting in July. Our next regular meeting will take place on August 27th. The agenda will be printed in the August newsletter. Thank you!



KWPOA Contact Information

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Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #238

August 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody. Sometimes we all need a little protection from one thing or another, and we never know when that time will come! Sooner or later, some neighbor near you will decide to make some changes to their property which may threaten your privacy, seclusion or views.

Your property owners association's Covenants, Conditions & Restrictions (CC&Rs) are there just for that purpose! They provide the rules that new development must abide by, and thus protect you and the developer in a fair manner! That's why you should rely on the wisdom of the Association's Architectural Committee (AC) to sort things out and fairly decide what is best for you and our community! So, should you be approached by a neighbor to approve their proposed new development, refer them to the KWPOA and let the rules set down in our CC&Rs provide a fair solution. You will feel better that you will not have to be the party carrying the burden of a decision!

— Barry Evergettis, President

Paving News

You have all noticed that Rancheria and Evergreen Roads are being repaved!! A little inconvenient right now, but very nice when it's completed. Here is more good news: our Supervisor Katie Rice has informed us that the County Department of Public Works has found some additional money, so Madrone Way will also be repaved! Excellent news, yes!! What a huge difference all this road resurfacing means to Kent Woodlands!

Wildfire Defensible Space for your Kent Woodlands Home

Fire can be unpredictable. We don't know when or where the next fire may start. Fire sometimes starts in a small or overlooked location such as a frayed electrical cord or discarded fireplace ashes. On the night of this July 4th, a relatively small fire ignited as a result of arcing power lines above Kent Woodlands.

The best method to protect your family and home from a potential vegetation fire is to provide a "defensible space" around your home. Defensible space DOES NOT require clearing of all vegetation, plants and trees from around your home. What it does mean is to maintain and space plants appropriately in an effort to both reduce the spread and intensity of a fire near your home, as well as provide firefighters room to safely do our job.

— Paul D. Smith, Fire Chief

Construction Hours & Noise Rules

Residents are asked to be considerate of their neighbors with regard to noise. As a reminder, the following are our basic noise rules:

- Construction hours are limited to Monday - Friday from 7:30am to 5:00pm, and Saturday from 9:00am to 4:00pm. No construction is allowed on Sundays, state or national holidays.
- The use of noise-producing manual or power tools, including 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.
- Amplified music and other "party noise" must cease by 11:00pm.

If you have questions regarding noise regulations, please refer to Rule #15 in the Architectural Rules, or contact the office at 415-721-7429 or info@kwpoa.com.

Fire Season News

The fire season is on us again, and it will be a long and dangerous one:

- **Fire District Inspections** – As most of you have noticed, Fire District personnel have been inspecting properties in the Woodlands for protectable space and suitable home construction in the event of a major fire that could sweep up into the Woodlands from the open space area. They have left notices of inspection, and, in some cases, notices of wildfire hazard violation, along with advice on how to protect your property. Our thanks to Paul Smith and his team for their efforts.

Unless residents have approved entry onto their property, the inspections are being made from the road or driveway, so do not assume that an “all clear” notice means that your property has adequate defensible space, or that your house passes muster for fire safety. For your own safety, it is important for you to read the information contained in the notices, and to do what needs to be done, or call the Fire District for help. The responsibility is yours.

- **Fire Safety Committee Recruiting** – We have gained only one new member for our committee and have lost at least two. We could use some more help for our evacuation drill this fall. Participation won't take that much of your time, in September and October (drill date: October 3) and would benefit our community in preparing for that fire.
- **Rancheria** – The blocked off part of Rancheria road has been cleared and is now available for use by firefighters and Sheriff's personnel. It can be used by residents in emergencies with their approval. Thanks again to Paul Smith and the Fire District.

— Barry Evergettis and Paul Homrighausen, for Your Fire Safety Committee

Telephone Emergency Notification System

The Sheriff's Department Office of Emergency Services provides notices of fire and other emergencies to affected County residents. That network (TENS) was used in connection with our fire evacuation drill last fall, both to notify those in the drill area and other Woodlands residents.

But those using a Voice Over Internet system (e.g., COMCAST) or cell phones did not receive a TENS message in connection with that drill and WILL NOT receive such a message in connection with this year's drill or in the event of a real emergency UNLESS their phones are registered with www.alertmarin.org. Unlike AT&T, which is linked into TENS, VOI systems are not.

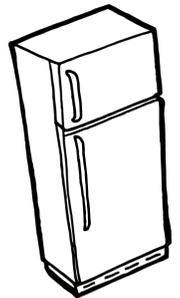
If you are using one of those systems or a cell phone, please register. It's up to you to make the effort. If you have any questions, please read the Frequently Asked Questions component of the above site, or call the Office of Emergency Services at 415-473-6584.

— Your Fire Safety Committee

Home Safety Tip

Here is your monthly fire safety tip:
“DUSTY COILS”

The kitchen equipment that causes the most angst when it quits is your refrigerator!! It plugs along year after year preserving your food and making drink ice! No one gives it any attention! So what maintenance does it need? It's **“DUSTY COILS”**!! The cooling coils underneath collect dust and over time clog up. The refrigerator cannot cool itself and overheats, even to the point of a fire!! So clean those **“DUSTY COILS”** every two years and avoid the dreadful downtime and possibility of a fire!



— Your Fire & Safety Committee

Architectural Applications: August 2015

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AUGUST ARCHITECTURAL REVIEW MEETING: AUGUST 25

Applicant	Property Address	Category/Project Description
New Applications for August		
Mulcahy	421 Crown Rd	C2: New doors, windows, stucco roof and landscaping
Applications Approved in July		
Winograd	30 Upland Rd	C2: Minor Addition - New windows, doors, paint, addition and removal (-15 sf), update outdoor kitchen and arbor
Kneische	325 Crown Rd	C1: Minor Changes - New fence and arbor
Pritzker	200 Woodland Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Pritzker	131 Goodhill Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Zenoff	27 Rock Rd	C2: Minor Addition - New pool
Applications Continued in July		
Barber	26 Rancheria	C2: Minor Addition - Retaining wall, deck, window color, planting
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Van Ness	61 Ridgecrest Rd	Repaint house, replaster pool
Silen	8 Buckeye Way	Replace deck surface
Couch	511 Goodhil Rd	Tree removal (Oak)
Gossett	1 Spring Rd	Tree removal (Oak and Bay)
Voorhees	106 Goodhill Rd	Replace driveway, flagstone porch

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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

Board Meeting Agenda

Date: Thursday, August 27, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 25 Meeting Minutes
- AC Report and Ratifications
- Design Review Fees
- Appointment of New Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Credit Card Payment System
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 25 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

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Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #239

September 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody! Our grand Kentfield Fire Department, its fine Chief Paul Smith, and his highly skilled and professional fire fighter team, as well as a great Board of Directors, are a wonderful and necessary part of our community!

Recently I was honored to be appointed as a director, and have the opportunity to get a close look at this well-oiled machine that serves and protects us! Immense amounts of training is given to every employee as well as having the latest in equipment to meet our every emergency! We are very fortunate to have such a splendid group to protect us! They all deserve a big round of applause!

And lastly, everybody, we have changed the format of our board meetings in that the public members will be able to speak about agenda items as they come up, however your message must be to the point and contain salient information. Hopefully this will facilitate a helpful dialog at our meetings! We always look forward to member input, so please put our association meetings on your calendar and come on down!!!

— Barry Evergettis, President

Home Safety Tip

Here is your monthly fire safety tip:
“SLINGING ROCKS”

Another monster that dwells in your garden is the mighty weed wacker! Wonderful in its performance, it reduces everything in its path to small pieces and causes “SLINGING ROCKS”!! Sometimes these missiles break windows, dent cars or worse, strike a person or child!

So when a weed wacker is working on your property, guard against “SLINGING ROCKS” — keep everyone away and avoid possible serious injuries!

— Your Fire & Safety Committee

October 3 Fire Evacuation Drill

As announced in the June newsletter, this year's Woodlands fire evacuation drill will take place on Saturday, October 3rd, at 9AM. It will encompass about 100 properties along Kent and College Avenues, Woodland Road from the Woodlands entrance to and including Acorn Way, Vineyard, Orchard, Laurel Way, North Ridgewood, Goodhill, Diablo and Buckeye. It will last about an hour.

The evacuation meeting place will be in the COM parking lot opposite the Woodlands entrance. Those of you in the drill area and those of you who were unable to participate in prior years' drills are encouraged to meet there for refreshments and to meet old and new neighbors and friends, as well as the professionals who will help us in the event of an actual disaster.

The drill will provide an opportunity both for Woodlands residents and fire district and sheriffs personnel to prepare for the all too real possibility of a major fire in our neighborhood. Your participation is voluntary, but strongly recommended — for their benefit and yours.

You will be receiving additional information about the drill by mail, personal contact by Committee members and the Boy Scouts later this month, and TENS messages from the Fire District shortly before and at the time of the drill.

If you have not already prepared for that fire, we strongly recommend you do so NOW. That fire won't respect our drill timetable or your delay.

— YOUR FIRE SAFETY COMMITTEE

Defensible Space News

KWPOA owns and maintains several small properties throughout the Woodlands. All of them are unbuildable and maintain separation of various homeowners' properties. Once such property near Hillside Drive, Rock Road and Buckeye was recently cleared of vegetation through a grant from PG&E and administered by FireSafe Marin, our Kentfield Fire Department, and KWPOA. We are very appreciative to all involved who made this important work happen, which eliminated a very dangerous fire hazard! Thank you all!

— Barry Evergettis, President

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 unshakable 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.

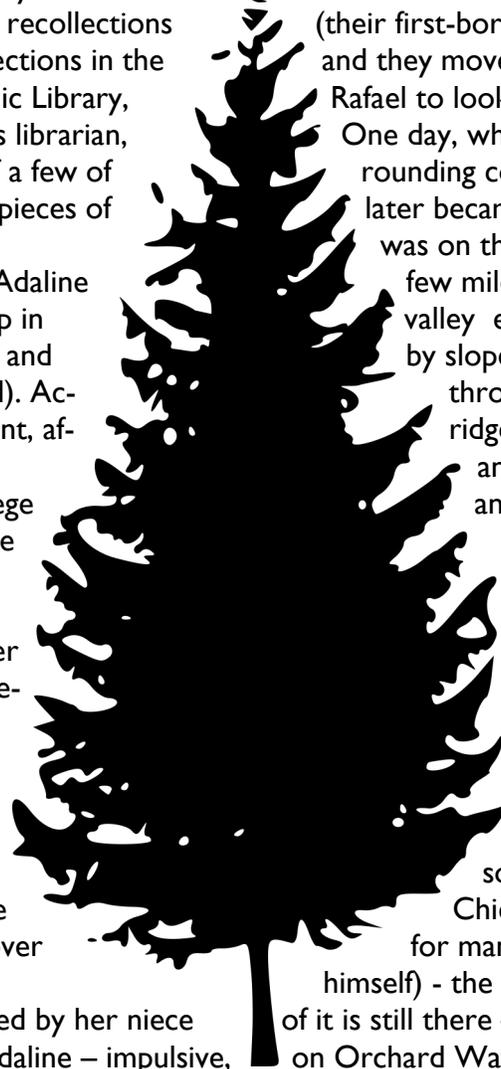
Of course, Adaline saw only a bit of that wonderful scenery from her carriage. But it was enough. On her return home, according to family legend she told Albert she had found "paradise". Albert promptly bought 13 acres of that land, and later over 800 more.

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.)



Architectural Applications: September 2015

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SEPTEMBER ARCHITECTURAL REVIEW MEETING: SEPTEMBER 15

Applicant	Property Address	Category/Project Description
New Applications for September		
Newsom	11 Rock Rd	C4: - Minor remodel and 964 sf addition on 2 floors. Addition to include family room, bedroom and bathroom
RMDG, LLC	115 Woodland Rd	C3: - Preliminary review - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
Applications Approved in August		
Mulcahy	421 Crown Rd	C2: Minor Addition - Two bay additions @ 17 sf each, new doors and windows, new siding, new metal roof and new landscaping
Exempt Applications		
Van Ness	61 Ridgecrest Rd	Repaint house, replaster pool
Roddy	27 Evergreen Rd	Tree Removal
Gossett	1 Spring Rd	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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

Board Meeting Agenda

Date: Thursday, September 24, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of August 27 Meeting Minutes
- AC Report and Ratifications
- Design Review Fees
- Appointment of New Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of August 27 minutes
- Litigation Report
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

Barry Evergettis, President	bevergettis@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@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 #240

October 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody! Life is always changing, and so it is on our Board of Directors! Our wonderful director Kathleen Belzer is leaving the board in October to become a director of the California Nurse-Midwives Association! We are so sad to lose her, but so delighted that she has moved on to other important public service. Fortunately for us, she will continue on as a member of the Fire Safety Committee and organizer of the Halloween parade. Kathleen, we all thank you so much for your splendid service!!

So here I am again asking you members out there to step forward and be considered to fill a vacant directors position. Now is the time to make your move to serve your community. Additionally, we continue to look for a qualified member to serve on the Architectural Committee. There you have it!

— Barry Evergettis, President

Fire Evacuation Planning

The problems some had in coping with the recent wildfires north of us points up some vital planning considerations in the event of a major wildfire in our neighborhood –

DON'T wait until you receive an “official” notice to evacuate – by phone, megaphone or siren. When in doubt, get out.

DON'T think you can stay put and save your house with your garden hose. Water pressure may be low and the fire way too fierce.

DO prepare a list of things to take with you. You may have only a few minutes to get out, and that's not the time to make those decisions.

DO prepare for the possibility that the road out may be jammed or impassable. You may have to get out on foot, with only a backpack and maybe a small travel bag.

Having a disaster plan may not save your house, but it could save your life and that of your family.

— YOUR FIRE SAFETY COMMITTEE

KWPOA 2016 Annual Meeting & Board Election

KWPOA's **GENERAL MEMBERSHIP MEETING AND ELECTION** is scheduled for **Wednesday, January 13, 2016** at 7:00 pm in the Livermore Room at Marin Art and Garden Center.

CALL FOR CANDIDATES: Four of the seven directorships are up for election in 2016. Nominations of qualified candidates may be submitted by mail, email, or in person at a special Membership and Board meeting on October 22nd. Nominations close October 31st. Candidates will be invited to publish a brief (200 words) summary of their qualifications in the December issue of the KWPOA newsletter.

ELECTION INSPECTORS NEEDED:

Election Inspectors play a crucial role in the Association's election by ensuring the process of receiving and counting ballots is fair and valid. If you are interested in volunteering your time for this important function, please contact the office at 721-7429 with your name and a board member will contact you.

Sheriff's Report

Here are the Kent Woodlands patrol statistics for the month of August 2015:

Vacation Homes	10 Homes
Vacation Checks Completed	61 Checks
Extra Patrol Checks Requested	8 Requests
911 Hang-Up	1 Incident
Alarm Activations	22 Activations
Assist Citizen	4 Requests
Advice Requested Calls	2 Requests
Assist Fire Dept./Fire Calls	4 Incidents
Assist Fire Dept./Medical Calls	8 Incidents
Suspicious Circumstance	2 Incidents
Suspicious Person	1 Incident
Fraud/Identity Theft Reports	2 Reports
Found Property	2 Reports
Lost Hiker	1 Incident

(Located and returned home to local residence.)

Traffic Related Matters

Parking Complaint	1 Incident
Parking Citations Issued	3 Citations
Traffic Violation Stops	2 Stops
Traffic Citations Issued	2 Citations
Suspicious Vehicles	4 Vehicles

— Glenn Hinchee, Deputy Sheriff #1299

Home Safety Tip

Here is your monthly fire safety tip:
“TAKE THE FUMES OUT”

Do you have a gas cooking stove? Does it have an exhaust fan? It should!! Each time you light the oven or a burner on your stove, it emits dangerous carbon monoxide fumes that become trapped in your house! The solution to this problem is an adequate exhaust fan to **“TAKE THE FUMES OUT”**. During a normal cooking time, even with just one burner going, thousands of gas BTUs are giving off many cubic feet of gas fumes. So **“TAKE THE FUMES OUT”** and turn on the exhaust fan each and every time you use your gas stove!



— Your Fire & Safety Committee

Book Club News

Please join us for the Kent Woodlands Book Club! We will discuss **'A House In The Sky'** by Amanda Lindhout and Sara Corbett on **Tuesday, October 15 at 9:00 am** at Woodlands Café. Questions: LMellberg@gmail.com



Wildfire Protection Plan

You are invited! Marin County Fire Department & FIRESafe MARIN are actively working to complete an update to the 2005 Marin County Community Wildfire Protection Plan (CWPP). Interested parties are invited to attend one of four CWPP public meetings:

Southern Marin: Monday, October 12

Mill Valley Community Center - Mountain View Room

West Marin: Tuesday, October 13

Point Reyes, Red Barn/Bear Valley Visitor Center

Central Marin/Ross Valley: Wednesday, October 14

San Anselmo City Council Chambers

North Marin: Thursday, October 15

Novato, Margaret Todd Senior Center

What is a Community Wildfire Protection Plan (CWPP)?

A CWPP serves as a framework to prioritize future wildfire hazard protection, develop actions to reduce structural ignitability, and identify and prioritize potential fuel treatment, hazard mitigation, and restoration projects.

What can I expect at the public meeting?

Our team of wildfire scientists, fire officials, public land managers, and community volunteers will present the current state of wildfire science in Marin, and facilitate discussion and input to identify and prioritize potential projects.

Marin County Fire Department and FIRESafe MARIN seek to work with the public and stakeholders to identify areas of hazard and concern, and to work collaboratively to develop wildfire hazard mitigation solutions and guidelines that will be documented in an updated CWPP.

For more information, visit www.firesafemarin.org/cwpp.

Architectural Applications: OCTOBER 2015

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. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

SEPTEMBER ARCHITECTURAL REVIEW MEETING: OCTOBER 27

Applicant	Property Address	Category/Project Description
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New Applications for October

Violich	43 Evergreen/5 Fern	C14: Lot line adjustment
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Applications Approved in September

Newsom	11 Rock Rd	C4: Minor remodel and 964 sf addition on 2 floors. Addition to include family room, bedroom and bathroom
Mulchay	421 Crown Rd.	New doors, windows and siding, pool equip. shed

Applications Continued

RMDG LLC	115 Woodland Rd	C3: Preliminary review - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
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Exempt Applications

Park	41 Diablo Drive	Backup generator
Zenoff	27 Rock Road	revised pool location
Glander	11 Spring Road	Tree Removal
Finn	59 Idlewood Road	Tree Removal
Zieger	500 Goodhill Road	Deck surface replacement
Wilner	310 Evergreen Drive	Tree Removal
McLaughlin	7 Quail Ridge Road	Color change
Fellows	15 Spring Road	Floor Plan reduction, overhang revision

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

AC COORDINATOR: Michael Barber

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

Special Membership Meeting

Date: Thursday, October 22, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of September 24 Meeting Minutes
- AC Report and Ratifications
- Appointment of New Board and Committee Members
- Appointment of Board Secretary
- Nominations for 2016 Board of Directors Election
- Vote to Approve 2016 Budget
- Vote on Resolution to Offer Rebate to Members
- Social Activities - Holiday Party, Halloween Parade
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda (December 3)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of September 24 minutes
- Litigation Report
- Personnel
- Adjournment

(Final agenda posted at office 96 hours prior to meeting)

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Board Members and Staff

Barry Evergettis, President	bevergettis@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

ATTENTION MEMBERS

PROPOSED CHANGE TO THE KWPOA ARCHITECTURAL FEE SCHEDULE

KWPOA members have 30 days from the publication of this **proposed change** to our Architectural PROJECT TYPES AND FEES schedule to comment. Please address comments to the Board of Directors by email to info@kwpoa.com, or via mail to PO Box 404, Kentfield, CA 94914.

The Board is proposing to discuss and take action on this change to our Architectural Project Types and Fees schedule at our board meeting on December 3rd at 6:00 pm in our office at 1010 Sir Frances Drake Blvd., Suite 200 in Kentfield.

Fee Adjustment for Appealing an Architectural Committee Decision

Under the current Architectural Project Types and Fees schedule, the fee is \$1,500 to file an application to appeal a decision of the Architectural Committee to the KWPOA Board of Directors. The \$1,500 appeal fee currently consists of a non-refundable application fee of \$1,000 and a refundable reserve fee of \$500. The purpose of the proposed change is to adjust the levels of the refundable and non-refundable components of the \$1,500 appeals filing fee. Under the proposal, the appeal fee will remain at \$1,500, but (a) the non-refundable application fee will be reduced from \$1,000 to \$750, and (b) the refundable reserve fee will be increased from \$500 to \$750. The effect is to increase the amount of the \$1,500 appeal fee that is potentially subject to refund.

The complete Architectural Project Types and Fees schedule is available on our website at kwpoa.com under the Design Review tab. The schedule is also included in the KWPOA disclosure package that is distributed annually to all members.

The current fee provision for appealing an Architectural Committee decision to the KWPOA Board of Directors is as follows, with the proposed new language shown in bold and the proposed deletions shown with a strikethrough:

C9: Project Category 9 • APPEALS (other than from Project Category 8, View Restoration) • \$1,500

*Application Fee: ~~\$1000~~**750**; Reserve Fee: ~~\$500~~**750** (estimated 15 hours staff time)*

• APPEALS from Project Category 8, View Restoration • \$500

Application Fee: \$100; Reserve Fee: \$400 (estimated 5 hours staff time)

Any decision of the Architectural Committee may be appealed to the KWPOA Board of Directors. Such appeals must comply with established appeal procedures, including time limits for filing such appeals, set forth by the Board.

KENT WOODLANDS

Halloween Parade

Saturday, October 31st

5:00 p.m.

Woodland Road



Don your costumes and 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 5:00 p.m. sharp. Follow the fire engines up a candy-laden street and look for a special treat at the end!

SEE YOU OCTOBER 31st!

Woodland Road will be **CLOSED**
between Rancheria/Goodhill and
North/South Ridgewood from
5:00 to 6:00 pm

*If you're interested in hosting a candy stop along Woodland Road,
or for other parade information, contact Nicole Siminoff
at nikkisimi@gmail.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.



Kent Woodlands Journal

Newsletter #241

November 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

Vice President's Note

The nights are getting cooler, the days shorter... winter is coming! But how wet will it be? The experts are predicting vast amounts of rain, but whether Mother Nature unleashes El Nino's atmospheric fire hose in northern California is the question.

Regardless, the Woodlands will be inundated if predicted rains hit Marin County, so it's best to be prepared. Drenching rains and heavy wind will topple our thirsty, stressed trees and their depleted root systems in the dry ground. Take some time to assess the trees around your property that could pose a danger to your home or nearby power lines in heavy weather, prune weakened branches or remove dead and dying trees. Perform basic yard work to ensure debris won't clog storm drains and clean your gutters!

In our dry state we look forward to the rain, hopefully with cool enough weather to create a great snowpack. We can also look forward to the beauty of hiking, running and biking the trails with water pouring off the mountain and all our little waterfalls coming to life. Lastly, enjoy turning your irrigation system off (and maybe throw out some grass seed on that lawn you let go brown.....)

Have a great season!

— Bitsa Freeman, Vice President

New Board Member

At the board meeting on October 22nd, the Board of Directors appointed longtime resident Ann Becker to fill the seat recently vacated by Kathleen Belzer.

Ann brings a wealth of knowledge and experience to KWPOA. She was a leading executive search consultant and has served on several local and nationwide not-for-profit boards. Ann holds an MBA from Harvard Business School and a Bachelor's degree with High Distinction from the University of Michigan at Ann Arbor. Ann has lived in Kent Woodlands since 1991, where she and her husband, David Becker, have owned two homes. They have two teenage sons who have attended the Kentfield public schools and Redwood High School. Welcome, Ann!

Fire Evacuation Drill Recap

We estimate that well over 50 of the 100 households in the drill area participated in last month's fire evacuation drill. And, in addition to firefighters from Kentfield and other fire departments, Sheriff's personnel, including those from the Office of Emergency Services, some from FireSafe Marin, the Boy Scouts and Committee members, there were over 100 at the COM evacuation site — quite a turnout.

Pastries were provided by the Woodland Market, coffee by Peets Coffee in Bon Air, emergency equipment and supplies offered by Scout Troop 59, and brief remarks made by those conducting the drill.

The many drill surveys completed were uniformly positive. All but one responding said that, with the drill, they would know what to do in the event of a real emergency. With very few exceptions, respondents said they could hear the sirens and understand the speaker messages. A few said they received multiple repeated emergency phone messages (the County was testing out its new system) and a few said they received no phone messages — if you use a cell phone or VoIP, you still need to register your number with the County's emergency system - www.alertmarin.org.

By all accounts, it was the best drill we've had. Thanks to all involved for a job well done. It looks as if we've survived another fire season.

YOUR FIRE SAFETY COMMITTEE —

Ron Antipa, Kathleen Belzer, Barry Evergettis (Co-Chair), Paul Homrighausen (Co-Chair), Trina Lavigna, Heidi Meyer, Ed Miller, Rob Stiles, Clay Weins

SAVE THE DATE!

KWPOA's annual holiday celebration is scheduled for Monday, December 7th at 5:00pm, so mark your calendars and join us at a NEW location for some holiday cheer!



Location: Ambrosia, 850 College Ave.

\$25 per person (adults only please)

Look for your invitation this month!

A Reminder from the Architectural Committee

Design Review applicants are reminded that all changes to approved projects must be submitted to the Architectural Committee for approval. This includes any change to the original approved plans, such as materials, colors, landscaping, etc. Please notify the Architectural Coordinator, Michael Barber, at mbarber@kwpoa.com or 415-721-7429 prior to making any change.

Per KWPOA Design Review Guidelines:

34. Upon completion of an approved project, applicants are required to certify in writing that the improvement has been installed or constructed in accordance with the plans as approved or conditionally approved by the Committee. The Committee may require a letter of certification from the applicant, the architect, the contractor and any other appropriate party.

Thank you in advance for your cooperation.

— KWPOA Architectural Committee

Home Safety Tip

Here is your monthly fire safety tip: **“Flaming Grease Filter”**

The next part of the stove story is the exhaust fan grease filter! One of the most dangerous and fastest moving fires you can have in your home is a “FLAMING GREASE FILTER”. You should remove and clean the cook stove grease filter at least every six months! Your filter is designed to trap the grease and is extremely flammable when dirty!



So, remove it, spray it with Easy Off oven cleaner and rinse it in hot water. Do this and you will avoid a “FLAMING GREASE FILTER”! You will be happy with the results and have peace of mind!

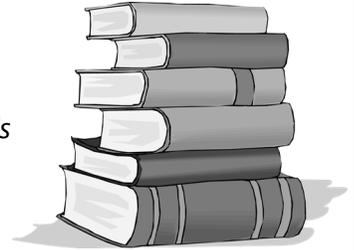
— Your Fire & Safety Committee

Book Club News

Please join us for our next neighborhood book club meetings. Newcomers welcome! We meet at 9:00AM at Woodlands Café.

Nov. 12:
Invention of Wings
by Sue Monk Kidd

Dec. 10:
The Truth According to Us
by Annie Barrows



Sheriff's Report

Vacation Homes	5 Homes
Vacation Checks Completed	42 Checks
Extra Patrol Checks Requested	1 Request
911 Hang-Up Calls	3 Incidents
Alarm Activations	10 Activations
Panic Alarm Activations	2 Activations
Assist Citizen Calls	3 Requests
Advice Requested Calls	2 Requests
Suspicious Circumstance	4 Incidents
Misc. Service Calls	4 Incidents
Assist Fire Dept./Fire Calls	1 Incident
Assist Fire Dept./ Medical Calls	3 Incidents
Animal Complaint	1 Incident
Lost Property*	1 Incident
Noise Complaints	3 Incidents
Report of Gunshots**	1 Incident

* Lost property located and returned to owner.

** Unable to verify validity or location of gunshot, Which was heard around Crown Rd. and Upland Road.

Traffic Related Matters

Parking Citations Issued	3 Citations
Assist CHP*	3 Incidents

* CHP assistance related to reports of speeding vehicles, unable to locate offenders.

— Glenn Hinchee, Deputy Sheriff #1299

Architectural Applications: November 2015

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. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

NOVEMBER ARCHITECTURAL REVIEW MEETING: NOVEMBER 10th

Applicant	Property Address	Category/Project Description
------------------	-------------------------	-------------------------------------

November Applications

Roddy	27 Evergreen Dr.	C1-Solar Panels
Teree	88 Upland Rd.	C5- 1,000 sf second story addition, residing

Continued Applications

RMDG LLC	115 Woodland Rd.	C3: - Preliminary review - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
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Exempt Applications

Fowler	60 Westwood Dr.	Tree Removal
Sklar	91 Idlewood Rd.	Tree Removal
LeComte	95 Westwood Dr.	Roof Line Revision
Johnson	10 Woodland Rd.	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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.



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Kentfield, CA 94914

Regular Board Meeting

Date: Thursday, December 3, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 22 Meeting Minutes
- AC Report and Ratifications
- Vote on Proposed Change to AC Appeal Fee
- Update on Annual Meeting and Election
- Holiday Party Update
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Annual Meeting Agenda (Jan. 13, 2016)
- Next Regular Board Meeting Agenda (Jan. 28, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 22 minutes
- Litigation Report
- Personnel
- Adjournment

(Final agenda posted at office 96 hours prior to meeting)

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

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



Kent Woodlands Journal

Newsletter #242

December 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, Everybody! How fast the holiday season has arrived again! The excitement is upon us as we make all those arrangements, shopping for gifts, sending cards, and connecting with family and friends ... a truly happy time of year!!

Our Board of Directors and I send all of you our very best holiday greetings, and also wish that the spirit of the holiday season be with you now and throughout the new year! Have a happy, safe, and prosperous 2016.

And some other good news! Your Board of Directors has resolved to reduce our residual cash on hand after expenses. This amounts to a one-time \$200 per parcel rebate on your annual assessment! Good, yes! Thus, your annual contribution will be only \$75 in 2016 net of the one-time rebate!

Happy holidays!!

— **Barry Evergettis, President**

*Please join us
for the KWPOA*

Holiday Party!

Monday, December 7th at 5:00pm
NEW location! **Ambrosia Restaurant**
850 College Avenue
\$25 per person (adults only please)

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

Important KWPOA Election News

As announced in the October 2015 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2016 Board of Directors, for which four director seats are open. A special membership meeting was held on October 22nd to take nominations from the floor, and the deadline for submitting nominations by mail or email was October 31, 2015.

Nominations were received for incumbents Barry Evergettis, Bitsa Freeman, Steve Gray, and Mimi Willard. 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 Evergettis, Freeman, Gray, and Willard 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 terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 13, 2016. If you have any questions, please call the office at 415-721-7429.

Clean Those Gutters!

With the rainy season upon us, and the potential for a powerful punch from El Niño, we'd like to ask residents to survey their properties and streets for potential hazards. Weak and hazardous trees are always a problem, as well as blocked gutters and storm drains. Please take some time to evaluate the gutters on the street near your property and keep them clear of leaves and debris that can cause flooding and misdirected drainage. Thank you in advance!

Home Safety Tip

Here is your safety tip for the month:

Don't string them up!

Here we go again! Seasonal holiday lighting! You haul out all the stored holiday stuff, including those electrical lights and accessories! You plug them in and behold the same old flickering and hot wires still exist from last year! Imagine wrapping electrical wiring around the most flammable object in the house, the holiday tree! When they catch fire, it's a major problem, your house and holiday are ruined, not to mention the safety of you and your family.

This year, plug in all your lighting ahead of time, check them out for hot plugs, wires, bad insulation and connections or flickering. If there are any problems, **DON'T STRING THEM UP!**

Every year we hear about somebody experiencing a major fire due to defective holiday decorations, so have a fire-free and safe holiday season free from accidents!

— Your Fire Safety Committee

Sheriff's Report

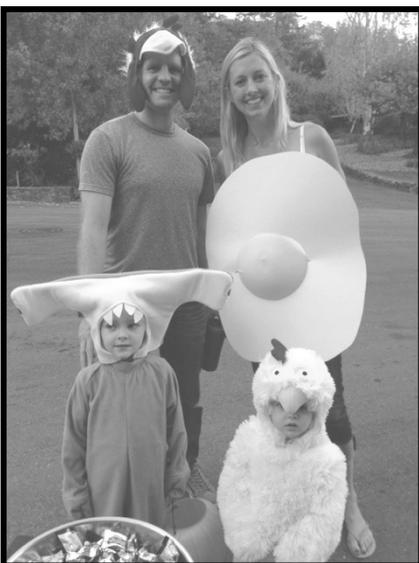
The following are Kent Woodlands statistics for October 2015:

Vacation Homes	3 Homes
Vacation Checks Completed	32 Checks
Patrol Checks Requested	1 Request
911 Hang-Up Calls	8 Incidents
Alarm Activations	9 Activations
Panic Alarm Activation	1 Activation
Assist Citizen Calls	1 Request
Attempt to Contact Request	1 Request
Advice Requested Calls	2 Requests
Suspicious Circumstance	4 Incidents
Misc. Service Calls	1 Incident
Assist Fire Dept./Fire	2 Incidents
Assist Fire Dept./Medical	4 Incidents
Suspicious Person Complaint	1 Complaint
Peace Disturbance	1 Complaint
Unwanted Subject	1 Incident
Found Property	3 Reports
Fraud Report	1 Report
Burglary Report	1 Report

Traffic Matters:

Parking Complaints	3 Incidents
Parking Citations Issued	5 Citations
Vehicle Abatement	1 Incident
Assist CHP	3 Incidents
Traffic Stops	3 Stops

— Glenn Hinchee, Deputy Sheriff #1299



Halloween Parade Fun!

December is here and Halloween is behind us, and what a terrific, spirited, well-attended Halloween parade indeed. So many residents participated this year, I'm sure it was a record. Thank you to all the residents along Woodland Road for supporting our artfully festooned little ones with treats and smiles. Special recognition to Kathleen Belzer and Nicole Siminoff for organizing this cheerful event and Chris Colladay for hosting the after-parade pizza party.

— Bitsa Freeman, Vice President

Mark your calendars!

KWPOA Annual Membership Meeting

Wednesday, January 13
at 7:00PM

Marin Art &
Garden Center

Architectural Applications: December 2015

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. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

DECEMBER ARCHITECTURAL REVIEW MEETING: DECEMBER 8th

Applicant	Property Address	Category/Project Description
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New Applications for December

Alper	314 Woodland	C5: Substantial Remodel
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Applications Approved in November

Teree	88 Upland	C5: Substantial Remodel
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Roddy	27 Evergreen	C1: solar Panels
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Exempt Applications

633 N. Ridgewood	Miller	Landscaping
41 Evergreen	Jorstad	Tree Removal
98 Idlewood	Hagen	Re-side house
246 Evergreen	Raven	Tree Removal
11 Vineyard	Siperstein	Tree Removal
20 Blueridge	Wilson	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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.



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Kentfield, CA 94914

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