



## President's Note

### Building Community by Getting to Know Our Neighbors: Julie Johnson, New Architecture Committee Chair

KWPOA's Architecture Committee has a new Chair: Julie Johnson. Julie is exceptionally well qualified to lead our design review committee. Julie has lived in Kent Woodlands, with her husband Pete and two children, since 2014. She has served on the AC since December 2020 and in that time has become fluent in our Architectural Rules and the CC&Rs on which they are based. Julie also serves on the Kentfield Planning Architectural Board (KPAB), which provides design review for all Kentfield properties which are outside of KWPOA, giving her design review experience. And as a licensed Architect with JMJ Studios, Julie thoroughly understands design issues and county regulations. In sum, there is no one else on the AC who is as qualified as Julie to lead it.

When Julie joined the AC in 2020, she said "I see this as an opportunity to rethink our goals together. I would like to see an approvals process that encourages people to invest in their homes, supports the pressing needs of our community for privacy, preserving the woodlands nature, energy independence and fire safety, and one that leads with common sense."

"For the past two years under Ann's leadership as Interim Chair, we've reconceived the AC as an ally to property owners, encouraging them to make improvements while guiding them to ensure that their projects comply with the CC&Rs. And, by the way, we are staunch champions of the CC&Rs," Julie explains.

Julie describes the purpose of the AC as follows: "Our CC&Rs were scripted to ensure an added layer of scrutiny to the development unique to Kent Woodlands. This served as the foundation for the beautiful, thriving community we have today. The Architecture Committee, in my view, should not be a 'panel of opinions' that stray from the fundamental goals of our CC&R's."

When asked why she decided to join the AC, she replied, "I've always thought Kent Woodlands is one of

those perfectly situated, rare communities that could be energy independent in the next two decades. It will take some big thinking to be sure, but I'd love to see Tesla charging stations at the Acorn lot, water recapture projects, exterior sprinklers that pull from existing pools and incentives for members to install solar/battery back-ups on homes with adequate sun to do so.

There is a massive brain trust here, and with a bit of a lean-in, I think we can enhance our collective property values, get to know each other better, and do right by the planet."

"I love meeting the members, and being an ally to them to achieve their goals. My husband and I looked at homes for 2 years before buying in Kent Woodlands and often it will take homeowners another year to produce renovation drawings. By the time folks get to AC, they have already run the marathon -- and we need to thank them for joining our community and for investing in their property."

What is the most challenging aspect of serving on the AC? "I think the most challenging aspect of the AC is when a member has invested significant dollars for architectural plans that require significant changes. Being an architect, I know the effort it takes to produce a submission. For that reason, we highly recommend members come in for a Preliminary Review with sketches/ideas of their vision before their final submission to AC. The Town of Ross has a similar process called the Advisory Design Review; it's a casual way to get informal feedback before a committing significant dollars to their plans."



*(continued on page 2)*

## President's Note:

Julie Johnson

(continued from page one)

"The Kent Woodlands has some amazing Board members and Architecture Committee Members. These are volunteer positions and we should thank them for their time and support of the neighborhood we love," Julie says.

The Architecture Committee is a dedicated and hard-working team. Its work includes a monthly meeting which includes Site Visits for Final and Preliminary Reviews and a Design Review session attended by property owner applicants and their neighbors. This AC has also been meeting in "workshops" to study and familiarize itself with the CC&Rs and the "Architectural Rules." This allows us to better understand and adhere to the CC&Rs.

This has unexpectedly led to a project to revise the "Architectural Rules." The "Architectural Rules" document was originally developed many years ago as an easy-to-understand restatement of the CC&Rs. "In carefully comparing the two documents," according to Julie, "we found that prior ACs had taken liberties with the CC&Rs by adding idiosyncrasies to the "Architectural Rules." Examples are 'All fences are to be 50% open' or 'Exterior lights must be 375 lumens or less,' which are not actually found anywhere in the CC&Rs. We believe that such statements need to be removed from the "Architecture Rules" to make the "Rules" true to the CC&Rs.

When completed and approved, our intention is that the "Architectural Rules" we propose will differ from the CC&Rs only by being easier to understand. But before any revised "Rules" document can be approved by the Board, they will be submitted by the Board to the membership for a 28-day review and comment period. Julie, as AC Chair, and I, as Board President and AC Liaison, hope to present the AC's Proposed "Architectural Rules" document to the Board in the fall. Stay tuned!

— Ann Peckenpaugh Becker, President

*The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," send an email to [info@kwpoa.com](mailto:info@kwpoa.com).*

## Construction Noise Rule Reminder

Please remember that all **construction** and/or the use of **power tools** is prohibited on **state & federal holidays!**

Our complete noise rules can be found at:  
[kwpoa.com/noise-rule](http://kwpoa.com/noise-rule).

## Fire Safety Tip!

### Here's a quick tip on MULCH:

A thin layer of mulch (5 feet from your home) around the base of the trees and shrubs will help with moisture retention. If it's several handfuls full it's too much. Always avoid shredded decorative redwood mulch known as "gorilla hair."



## Architectural Applications: July 2022

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

### ***THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS July 12, 2022***

**Important Notice:** Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com) for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at [kwpoa.com](http://kwpoa.com) for any meeting changes.

| Applicant  | Property Address | Category/Project Description           |
|--|------------------|--|
| <b>New Applications for July</b>                         |                  |  |
| Wilka  | 108 Woodland     | C-8 View restoration                   |
| Centeno  | 11 Rancheria     | C-4 Significant Changes in appearances |
| Slaugh/Farmer  | 101 Crown        | C-4 Significant Changes in appearances |
| Unkrich  | 69 Rock          | C-4 Significant Changes in appearances |
| <b>Applications Approved in June</b>                     |                  |  |
| Panagotacos  | 644 Goodhill     | C-4 Significant Changes in appearances |
| Newbold  | 14 Fern Way      | C-5 Substantial Remodel                |
| Epstein  | 314 Evergreen    | C-11 Slide remediation                 |
| <b>Open Enforcements</b>                                 |                  |  |
| 14 Madrone (enforcement on hold)                         |                  |  |
| 421 Crown (enforcement on hold)                          |                  |  |
| 111 Idlewood   |                  |  |
| <b>Exempt and Administratively Approved Applications</b> |                  |  |
| 37 N Ridgewood   | Tree removal     |  |
| 136 Upland   | Tree removal     |  |
| 513 Goodhill   | Tree removal     |  |
| 226 Woodland   | Tree removal     |  |
| 40 Rancheria   | Window Changes   |  |

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

**AC COORDINATOR:** Michael Barber ([mbarber@kwpoa.com](mailto:mbarber@kwpoa.com))

**MEETINGS:** Held monthly via teleconference. To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21<sup>st</sup> of the preceding month (or the Friday prior if the 21<sup>st</sup> falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com). Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

## Next Board Meeting

**Thurs. July 28, 2022 - 6:00PM via videoconference.**  
Contact [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com) for log-in info.

### AGENDA:

- Call to Order
- Public Comment
- Approval of June 23, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Exterior Paint Color Board: Discussion and Vote
- Entrance Beautification
- Delinquent Assessments: Resolutions to Record Liens Against Unpaid Members
- Info Session for Members Re: MMWD on 9/14/22
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of June 23, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

## KWPOA Contact Information

**Mailing address:** PO Box 404, Kentfield 94914  
**Office address:** 1010 Sir Francis Drake Blvd. #200  
Kentfield, CA 94904  
**Office Hours:** By Appointment  
**Phone:** 415-721-7429  
**Web Site:** [www.kwpoa.com](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

## Board Members and Staff

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

