



Kent Woodlands Journal

Newsletter #327

February 2023

The monthly newsletter of the Kent Woodlands Property Owners Association

Introducing KWPOA's New President

Please welcome our new board president, Jeff Leh! Jeff has been a dedicated board member since 2018. Jeff and his wife Aubrey built their home on Crown Road. He is a father to three young children and an entrepreneur in the pet industry.

Jeff has been an active participant in community events and initiatives. He has been the “invisible hands” behind our successful social committee including our annual holiday party. Jeff takes fire safety and water issues very seriously and has a deep understanding of the challenges and opportunities facing our community. He is committed to working collaboratively with board members and residents to create a better neighborhood for all.

Despite a busy schedule, Jeff always makes the time to listen. He is a highly effective person who is committed to making a difference. Please be sure to welcome him into his new role or honk, if you see him driving around in his white mini-van!



Annual Assessments Due

Members, please remember that your 2023 annual assessment of \$325 is due on February 15th! Late payments will be subject to a 10% late fee and 1% interest monthly. Payment by credit or debit card through is available on our web site at www.kwpoa.com/membership/assessments/. Checks should be sent to KWPOA, PO Box 404, Kentfield, CA 94914-0404.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary. Please also indicate the number of parking stickers you require (limit of 4).

If you have not received your assessment invoice, please contact us as soon as possible at 415-721-7429 or info@kwpoa.com.

2023 Officers Elected

At the January 23rd regular board meeting, the KWPOA Board of Directors elected the following officers for 2023:

President — Jeff Leh

Vice President/Secretary — Ann Becker

Treasurer — Sara Wardell-Smith

In addition, the board reappointed the following association members to the Architectural Committee:

Julie Johnson — Chair

Ann Becker — Board Representative

Tom Nicholson

Bruce Raabe

Cori Schuman

Many thanks to these dedicated volunteers for their hard work in our community!

Fire Safety News & Info

Hello, Kent Woodlands Neighbors!

I want to let you know that I'm expanding my role from KWPOA Hazard Mitigation Specialist to Neighborhood Response Group (NRG lead) in Kent Woodlands.



Neighborhood Response Groups (NRGs) are volunteer, grassroots-led neighborhood groups that prepare as a community for three disaster scenarios (major earthquake/flood, wild-

fire evacuation, PG&E Public Safety Power Shutoffs). To learn more about the NRG, check out the website at nrgmarin.org.

We're currently busy recruiting more block captains and identifying needs in the community. If you have a special skill set, such as radios, medical training, etc. or just want to make difference with this wonderful volunteer effort, please let me know.

In keeping with this safety theme, are you registered with Alert Marin? Do you know of someone that might need assistance registering? If so I'm happy to help.

And if you have a neighbor that may require additional assistance evacuating, contact me and Rachael Kertz at hhill@kwpoa.com and coordinator @nrgmarin.org.

Heather Hill
KWPOA Hazard Mitigation Specialist

Carbon Neutral Initiative

We are excited to invite you to join our task force focused on achieving carbon neutrality by 2025!



This task force was recently approved by the KWPOA Board and will be dedicated to identifying and implementing actions that will help Kent Woodlands achieve carbon neutrality. This will include analyzing our current carbon footprint, developing a plan to reduce emissions, implementing sustainable practices and creating trackable metrics. You can view the presentation to the board here: www.youtube.com/watch?v=ENwrGf9GFAU

As members of the task force, you will have the opportunity to contribute your expertise and ideas to this important initiative. We are looking for individuals with a variety of skill sets, including but not limited to: sustainability, energy, app development, communications and carbon offsets.

We believe in this beautiful neighborhood, and we invite each of you to lean into what we believe will be a unique opportunity for us to address climate change, as a community. Please join us! Contact me at jjohnson@kwpoa.com.

— Julie Johnson

Financial Resolution Passed

As in past years, the KWPOA called for a vote at the Annual Membership Meeting on January 18, 2023 regarding the application of surplus funds. The following resolution was adopted through an onscreen poll of attending members:

WHEREAS, the Kent Woodlands Property Owners Association is a non-profit mutual benefit corporation, and, WHEREAS, the corporation seeks to act in accordance with the applicable IRS Revenue Rulings;

RESOLVED that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in the IRS Revenue Ruling 70-60A.

If you have any questions please contact us at info@kwpoa.com or 415-721-7429.

Architectural Applications: February 2023

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS 02/15/2023

Important Notice: Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email mbarber@kwpoa.com for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings.

Applicant	Property Address	Category/Project Description
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New Applications for February

Fremont	123 Crown	C-2 Minor Addition
Arabelovic/Gallardo	110 Idlewood	C-7 Changes to approved plans
Schow	1 Orchard Way	C-3 Preliminary Review

Applications Approved in January

Raabe	226 Woodland	C-2 Minor Addition
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Applications Continued in January

None

Open Enforcements

14 Madrone
111 Idlewood (enforcement on hold)
70 Ridgecrest
421 Crown

Exempt and Administratively Approved Applications

None

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

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

MEETINGS: Held on the 2nd and/or 4th Tuesday of each month. To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All inquiries regarding Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at 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 Agenda

Monday, February 27, 2023 - 6:00PM

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

- Call to Order
- Public Comment
- Approval of January 18, 2023 Annual Meeting Minutes
- Approval of January 23, 2023 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Revised Architectural Rules
- Reserve Fees: Completed Projects & Go-Forward Process
- White Houses Considerations incl. "Grandfathered" Approach
- Quiet Hours for Portable Generators
- Short Term Rentals
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

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

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

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

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: www.kwpoa.com

Email: info@kwpoa.com

Board Members and Staff

Jeff Leh, President jleh@kwpoa.com

Ann Becker, VP/Secy/AC Rep abecker@kwpoa.com

Sara Wardell-Smith, Treasurer wardellsmith@kwpoa.com

Bitsa Freeman, Director bfreeman@kwpoa.com

Noah Hagey, Director nhagey@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Julie Johnson, Director jjohnson@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com