



Kent Woodlands Journal

Newsletter #302

January 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Rebecca Sylla, Storyteller

After viewing the Kentfield Greenbrae Historical Society's zoom presentation of "Visions of Marin: George Demont Otis, American Impressionist" this past fall, I wanted every Kent Woodlands resident to see it. In fact, I wanted every Marin County resident to see it because viewing Otis' paintings is like stepping into a "Time Machine" that takes one back to Marin during the 1930's and 40's.

The film was a project of the KGHS and collaboration between two Kent Woodlands residents: filmmaker, Rebecca Sylla, and retired Kentfield teacher and artist, Mary Gilardi. Mary approached Rebecca to create a short video to accompany the College of Marin and KGHS's 2016 exhibit of Otis' artwork. Together they developed the script, which Mary beautifully narrated. And thanks to the generosity of local historians, the KGHS, the Marin County Public Library's Anne Kent California Room, and relatives and collectors of Otis' artwork, Rebecca was given access to historical interviews and photographs to bring Otis' story alive.



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KWPOA Annual Membership Meeting

We will be holding this year's Annual Meeting via WEBINAR. Please join us!

Wednesday, January 20 at 7:00pm

To attend:

1. Open a browser window in Chrome, Safari, Firefox or whatever browser you use
2. Type zoom.us in the search bar
3. Click "Join a Zoom Meeting"
4. Enter meeting ID **84043413065** and click "Join"
5. Click "Open Zoom Meeting" (**See NOTE below**)
6. Enter the meeting password **177377**

NOTE: For those who have never used Zoom on their computer, please give yourself a few extra minutes to download the Zoom software.

Agenda:

- Call to Order & Introductions
- Guest Speakers:
 - Supervisor Katie Rice
 - Lt. Ryan Petersen, Marin County Sheriff
- President's Comments
- Financial Report & Vote on Resolution
Re: Application of Surplus Funds
- Thanks to Outgoing Architectural Committee Members and Welcome to New Architectural Committee Members
- Architectural Committee Report
- Public Comment
- Adjournment

(Rebecca Sylla — Continued from front page)

Appreciating storytelling — in all its forms — was a big part of Rebecca’s family life. Rebecca is a Marin native who grew up in Lucas Valley. Her father was a writer/author, artist and musician who worked as creative director for a San Francisco ad agency. Family time was sometimes spent making experimental films on super-8 or 16mm. Rebecca would write plays to perform with friends and developed a love for sewing and costume making. However it was her parents’ love of movies that made her want to work in film. Regular attendees of the Mill Valley Film Festival and revival movie theaters throughout the Bay Area, Rebecca’s parents shared their appreciation of foreign, short story and animated films.

In college, she “tried to fight against the family genes” yet ended up majoring in English, as did both her brothers and father. During her senior year, she worked for a local TV station, researching and writing scripts for a weekly talk show. Eventually she returned to the Bay Area to freelance in commercial production before moving to Los Angeles to work for a special effects company on the Raleigh Studios lot in Hollywood.

In 1988, she had an opportunity to return to Marin and work for Industrial Light and Magic (ILM), a pioneer of special effects. She worked in production on “all the 2’s and 3’s,” such as “Indiana Jones 3,” “Back to the Future 2,” (and 3), and “Die Hard 2.” But perhaps her fondest part of her time at ILM was meeting her husband, Tom. They were married within a year and held their wedding ceremony in a movie theater in Petaluma. And, of course, before the ceremony they showed their guests a film they made with friends: a fictional account of how they met, complete with car chase.

Fast-forward and three kids later, Rebecca worked as a marketing manager for a software developer, a freelance writer, and eventually as producer on a feature film her screenwriter husband, Tom, wrote and directed and shot all in Marin called “No Return.” Together, the Syllas went on to volunteer with local schools and non-profits, creating videos for events, teaching filmmaking to kids, and Rebecca serving on local non-profit boards. Rebecca’s first

solo effort was a documentary about the beginnings of Pixie Park, interviewing the people who helped create the Marin Art and Garden Center’s volunteer-run park. Rebecca continued to be drawn towards children’s organizations, such as the San Francisco Child Abuse Prevention Center and Beyond Differences—then an emerging non-profit created by Laura Talmus and Ace Smith, to honor their daughter, Lily Smith, and address social isolation of middle school-aged children.

From that point onward, Rebecca was contacted by non-profits who would say “We need a video.” She focused on narrative storytelling rather than scripted work. One of her favorite projects was an 8 year relationship with Marin Country Day School, interviewing long-tenured community members to celebrate the organization’s many decades and preserve them for the school’s digital archives. 5-7 minute videos were also used as part of the school’s alumni outreach.

Kent Woodlands has been Rebecca and Tom’s home since 1996, and they have raised their three now-grown children here. Rebecca loves Kent Woodlands, especially for its proximity to nature, which she says “feeds my soul.” Over the years she has volunteered with neighborhood-bonding projects, serving on ad hoc committees, creating a free community directory and participating in Kent Woodlands celebrations. She feels very lucky to live here and says that she is grateful for the efforts and actions of Marin activists who helped preserve these beautiful natural spaces for generations to come.

To experience Rebecca’s storytelling, you can watch the film, “Visions of Marin: George Demont Otis, American Impressionist” at vimeo.com/188102799.

— Ann Becker, President

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

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

ASSESSMENT REMINDER

Assessment invoices for 2021 are on their way! Remember, due to the Association’s excellent cash position, every member who paid their assessment last year will be receiving a one-time \$100 rebate against this year’s assessment of \$275. **The total amount due will be \$175 and is due by February 15, 2021.** Late payments will be subject to late fees, interest, and collection action.

If you prefer to pay your assessment online, go to kwpoa.com/assessments and follow the instructions for online payments. Thank you in advance!

Architectural Applications: January 2021

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: NO MEETING IN JANUARY

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

Property Address	Applicant	Category/Project Description
New Applications for January		
None		
Continued Applications to be considered in January		
None		
Applications Approved in December		
15 Spring Road	Fellows	C-2 Minor Additions
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
118 Upland	Lambach	Solar installation
115 Evergreen	Tiernan	Tree removal
31 N Ridgewood	Ramsay	Solar installation

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. January 28, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of December 3, 2020 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Appointment of Open Board Seat
- Appointment of 2021 Officers & Committee Members
- Fire Safety Report and Related Votes
- Hazard Mitigation Specialist (Consultant) Job Spec Discussion
- 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 December 3, 2020 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Anne Barr, Director	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

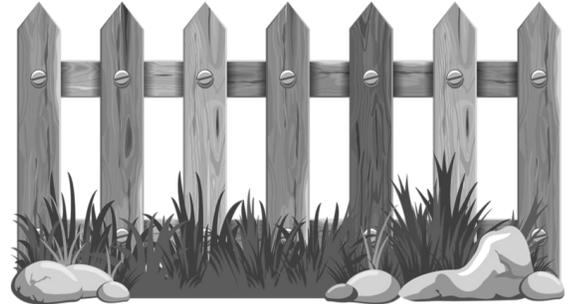
Newsletter #315

February 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Robert Frost wrote "Good fences make good neighbors" in his poem, "Mending Wall," but one could say, just as accurately, that good neighbors make good fences. That is, neighbors who respect property boundaries and follow the County and KWPOA rules.



Here are the top 5 things to keep in mind when adding a fence:

1. Know your property boundaries.

Don't assume your property lines follow physical features, such as the edge of road pavement, creek banks, neighbor fences, etc. The property line between you and your neighbor may not be where you believe it is. It's best to hire a surveyor to verify boundaries before planning a fence. And if the survey reveals an "easement," find out who was granted the easement. It may have been granted to your neighbor and not you.

2. Apply for permission from the Architecture Committee.

Before you start construction, apply to the Architecture Committee for permission to build. All "improvements" built on any KWPOA member property must be approved in advance. That includes fences. Contact Michael Barber, Architecture Committee Coordinator for more information. His email address is mbarber@kwpoa.com

3. Don't build a fence or place an auto gate at the edge of any roadway.

The County has a right-of-way along all roads. We aren't allowed to build anything on land in the County right-of-way, including fences. And all driveway gates should be at least 30' back from the road (Fire Department rule).

4. Don't exceed fence height restrictions.

Our CC&Rs state that all fences must be 6 feet tall or shorter. And the County has regulations regarding fence height at street corners, to create sight lines for safety.

5. Become an expert: read the Architecture Guidelines or consult Michael Barber.

Don't assume your Landscape Architect, Contractor or Carpenter knows the rules. Although some of these restrictions are County-wide and therefore might be slightly better known, not all service providers can be counted on to know the Kent Woodlands rules.

— Ann Becker, President

Annual Assessments Due Soon!

Just a reminder that your annual assessment of \$275 is due February 15th, 2022. Late payments will be subject to a 10% late fee and 1% interest monthly. Payments by credit or debit card can be made via our web site at kwpoa.com/assessments.

When paying your assessment, please be sure to check over all contact information on your remittance slip and make corrections where necessary. If paying online, send us your contact updates at info@kwpoacom

If you have not received your assessment notice, please contact us ASAP by phone at 415-721-7429 or by email to info@kwpoa.com. Thanks in advance for your timely payment!

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of December 2021:

Alarm Activations	13 Activations
911 Hang-Up	9 Incidents
Vacation Homes	6 Homes
Vacation Checks Completed	70 Checks
Extra-patrol Request completed	5 Checks
Welfare Checks	11 Incidents
Citizen Assist	2 Incidents
Civil Advice	2 Incidents
Assist Outside Agency - Fire	6 Incidents
Assist Outside Agency	1 Incidents
Verbal Disturbance	2 Incidents
Noise Complaints	4 Complaints
Arrests -Warrant/Crime/Misc.	1 Misd, 1 Felony
Thefts	2 Incidents
Vandalism	1 Incident
Traffic Stops / Veh. Invest.	2 incidents
Parking Complaints	4 Complaints
Suspicious Vehicles/Persons	0 Incidents
Traffic Accidents	1 Accident

**Courtesy of:
Deputy Doug Allen, Marin County Sheriff**

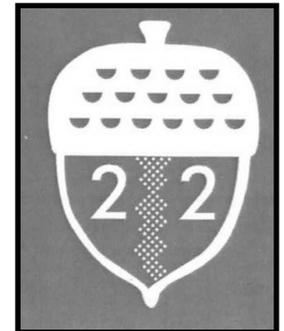
Acorn Parking Lot

New parking stickers are being sent out in batches as assessment payments are processed. If don't receive your stickers by February 15, please contact jwilliams@kwpoa.com.

Please note that parking stickers and the use of the KWPOA lot at the bottom of Woodland Road are for **MEMBERS ONLY**. Stickers may not be used by guests, employees, service providers, construction trucks, or any vehicle that is not registered to a KWPOA member's address. Parking spots are first-come-first-serve and intended for short-term use only.

Take care to place your sticker so that it is clearly visible from the street. For example, if you plan to pull into a spot head first, it should be placed on your rear bumper. If you typically back into a spot, you'll need to place it on your front bumper.

Finally, if at any point throughout the year you purchase a new car or have a bumper replaced, don't forget to give us a call to request a new sticker!



Architectural Applications: February 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 FEBRUARY 15th

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. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for February		
Sadeghi/Altman	33 Evergreen	C-4 Significant Change in Appearance
Davenport	401 Crown	C-5 Substantial Remodel
Mathieson	11 Evergreen	C-4 Significant Change in Appearance
Applications Approved in January		
Broughton	10 Evergreen	C-5 Substantial Remodel
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Newbold	14 Fern	Tree Removal
Fivis	321 Crown	Generator
Keefe	648 Goodhill	Minor Addition
Shulman	27 Rock	Tree Removal

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

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

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



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

Regular Board Meeting

Thurs. February 24, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of January 27, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Project Homekey & Housing Element
- Complaint Process
- 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 27, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

Preliminary agenda. Final agenda to be posted 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

Ann Becker, President/AC Rep abecker@kwpoa.com

Bitsa Freeman, Vice President bfreeman@kwpoa.com

Sara Wardell-Smith, Treasurer swardellsmith@kwpoa.com

Noah Hagey, Director nhagey@kwpoa.com

Jeff Leh, Director jleh@kwpoa.com

Natasha Altman, Director naltman@kwpoa.com

Jeanne Williams, Administrator jwilliams@kwpoa.com

Michael Barber, AC Coordinator mbarber@kwpoa.com

Mike Warner, Hazard Mitigation mwarner@kwpoa.com



Kent Woodlands Journal

Newsletter #304

March 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Melanie Vetter — Journaling, Storytelling and Life Coaching

Our neighbor Melanie Vetter and her husband Chip moved to Kent Woodlands in 1999 and raised their three children, Matt, Anne and Douglas, in our beautiful neighborhood. Melanie credits living in Kent Woodlands for creating a love of nature and hiking in all three kids, who are now all in their 20's. The five Vettters still love to hike together when everyone's home.

Melanie believes your story is the key to the life you want. She's helped hundreds of people find more joy and resilience and move more fully into the life they long to live by helping them dig into their stories. She teaches workshops and classes at COM, Book Passage, West Marin Seniors, The Hivory and many others, and also through her own company, Wellfleet Circle. Melanie didn't start her career as a story, journaling and life coach; in fact her path started as a lawyer.

Growing up in Greenwich Village, New York City, Melanie never imagined she'd live in California. She met her husband, Chip, when they were both students at Harvard Law School, and fellow members of the law school rowing club. And despite both being "East Coasters," they decided to mix things up and accept jobs at law firms in San Francisco in 1983. Both eventually left their law practices to pursue other careers.

After practicing law and then moving to the business side of real estate investments, Melanie left the corporate world to raise her kids and also raise needed funds for non-profits such as SFMOMA, Adopt a Family of Marin, Kentfield Schools and others. She started a non-profit, Tax-Aid, with two fellow attorneys in 1988, that still helps low to moderate income families by providing free tax advice. Tax-Aid has returned tens of millions of dollars to the communities of the Bay Area.

Chip moved to investment banking at two of the preeminent San Francisco-based investment banks (Montgomery Securities and Robertson, Stephens), eventually rising to Head of Corporate Finance and Co-Head of Investment Banking at Robertson, Stephens. He left banking to become a teacher at The Marin School for 17 years where he was a beloved teacher. After leaving The Marin School he has been tutoring high school students through Bridge the Gap, Canal Alliance and 10,000 Degrees.

Still searching for her calling, Melanie found it through teaching as well. She was inspired by the principles of "Guided Autobiography," and developed ways to help people find more meaning, joy and resilience through writing about and reflecting on their stories. She continues to teach these methods, which help her clients figure out what they really value and how to move forward using that knowledge.

She feels grateful to live in Kent Woodlands during this time, the natural beauty is soothing and also uplifting. One aspect of the pandemic that Melanie sees is the increase in loneliness. Studies have shown that doing creative endeavors with others helps decrease feelings of isolation and loneliness. She has offered free journaling groups during the



(Continued on page 2)

(Melanie Vetter — Continued from front page)

pandemic as an antidote to isolation. She would love to offer an emotional boost to her neighbors through free monthly journaling sessions (on Zoom). Please contact Melanie at Melanie@wellfleetcircle.com if you're interested.

A gift for you: to help Kent Woodlands neighbors connect with the power of your story she's making available a free resource: "3 Steps to Having a Meaningful Life You Love." You can find it at wellfleetcircle.com/meaningful-life-you-love/. The exercises in "3 Steps" will help you begin to gain clarity on what you really value and show you the way to your best self and to the life you long for.

For more information about Melanie and what she does, go to Wellfleet Circle at wellfleetcircle.com.

— Ann Becker, President

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

PLEASE CHECK YOUR PERIMETERS FOR TRASH!

Driving or walking through our neighborhood, trash is frequently visible along the roadways. Many times, the trash may fall along the perimeter of your property in a place you may not necessarily see it.

We ask that all homeowners periodically take a walk around the borders of their property and check for stray



garbage that may have landed on or near it.

And, of course, please take care not to litter along our roadways!

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during January 2021:

Alarm Activations	4 Activations
911 Hang-Up	4 Incidents
Vacation Homes	4 Homes
Vacation Checks Completed	11 Checks
Extra Patrol Requests	5 Checks
Welfare Checks	0 Incidents
Citizen Assist	2 Incidents
Civil Advice	1 Incidents
AOA Fire	4 Incidents
Assist Outside Agency	0 Incidents
Verbal Disturbance	1 Incidents
Noise Complaints	0 Complaints
Arrests -Warrant/Crime/Misc.	1 Arrest
Thefts	1 Incidents
Vandalism	0 Incidents
Traffic Stops / Veh. Invest.	1 Stop
Parking Complaints	2 Complaints
Suspicious Vehicles/Persons	1 Incidents
Traffic Accidents	0 Accidents

Submitted by Deputy Doug Allen

Architectural Applications: March 2021

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: March 16, 2021

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

Property Address	Applicant	Category/Project Description
New Applications for March		
421 Crown	Poplawski	C-4 Significant Change in Appearance
7 Laurel Way	Ponti-Quaroni	C-4 Significant Change in Appearance
21 Rancheria	Katz-Cooley	C-4 Significant Change in Appearance
226 Woodland	Raabe	C-12 Time Extension
Applications Approved in February		
65 Rancheria	Hemmeter	C-2 Minor Addition
Applications Continued in February - next meeting to be decided		
None		
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
100 Rock	Kelly	Solar installation

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

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

- Call to Order
- Public Comment
- Approval of February 25, 2021 Meeting Minutes
- AC Report and Ratifications
- Hazard Mitigation Specialist
- Pet Clean-Up Stations
- Road Improvements for Pedestrians
- Fire Safety Report
- 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 February 25, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #305

April 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Our Newest Board Member, Noah Hagey

Noah Hagey was recently appointed to the KWPOA Board of Directors to fill the seat vacated by Anne Barr, long-time Board member and attorney.

Noah, his wife Allison and their three young children moved to the Woodlands in 2018. You can find Noah hiking the trails around Baltimore Canyon most mornings or trying (not always successfully) to bike up Indian Fire Road.

Noah is a practicing attorney. He is the co-founder and managing partner of BraunHagey & Borden LLP, a leading San Francisco and New York law firm. Although Noah prefers to work behind the scenes and not “put himself out there”, according to various journals he is a California “SuperLawyer” and one of only a handful of attorneys awarded American Lawyer’s 2020 Winning Litigator of the Year.



When I asked Noah if he was interested in filling our empty board seat, his response was, “only if I get to work on fire prevention.” Like many of us, Noah considers the fire risk along Tam’s Watershed to be an existential threat. As he put it, “I won’t be able to look my kids in the eye if our neighborhood burns down...there is so much work to do.” Noah told me that he hopes his training and experience as a legal advisor will help the Board navigate some of the thorny issues affecting our ability to mobilize on the issue. We look forward to taking him up on the offer!

Before closing, I wanted to mention that Noah is one of several Marin athletes who have competed in the World Maccabi Olympics, held every four years in Israel. In 2013, he was a “Draymond Green” type starter for the U.S. men’s basketball team, which won Gold. According to Noah, he is no longer allowed to wear his medal around the house.

— Ann Peckenpaugh Becker, President

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

Coming Soon: Dog Waste Stations!

Due to COVID, our neighborhood has experienced a flood of visitors (and their canines) looking to access the surrounding open space. Also, many families acquired new dogs during this time of lockdown and our neighborhood streets and trails have suffered with an influx of waste left scattered about, often in plastic bags, dropped discreetly or openly on our roadsides and trails. KWPOA felt it was time to do something we should have tackled years ago and is excited to announce the placement of seven new poop stations scattered about the neighborhood where dogs and their owners often take hikes. Please look for these stations to arrive soon and remember to scoop and drop in the provided receptacles.

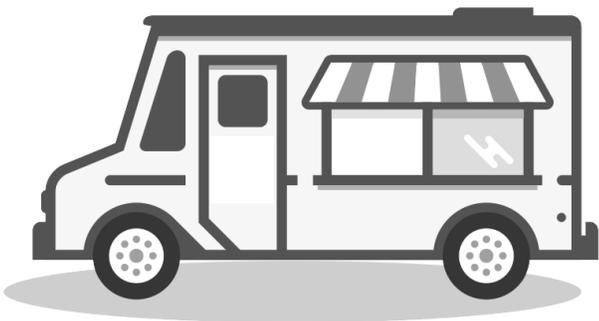
Locations:

1. Trailhead to Phoenix lake across from 123 Crown Road (Harry Allen Trailhead)
2. One at each end of the unpaved section of Crown Road
3. Across from 317 Crown (Harry Allen Trailhead)
4. Windy Ridge Trailhead at the end of Phoenix Road
5. At the Blithedale Summit open space fire road at end of Evergreen
6. At the end of Ridgecrest Road at the trailhead to King Mountain Loop

Thank you for helping to takeCare of our neighborhood!



SAVE THE DATE



KWPOA is pleased to announce a date for our **fall food truck** event! Assuming the County allows such a gathering to occur when the time comes, we are planning to hold this event on **Sunday, September 12th from 5:30 to 7:30** with several food truck vendors serving food and beverages. Tables, chairs, and a portable bathroom will all be placed within barricades located in our "Acorn" parking lot at the base of Woodland Road. **Families welcome!**

Architectural Applications: April 2021

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: April 13, 2021

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

Property Address	Applicant	Category/Project Description
New Applications for April		
69 Rock	Unkrich	C-2 Minor Additions
320 Crown	Blankenship	C-4 Significant Changes in Appearance
234 Evergreen	Fair	C-1 Minor Changes
Applications Approved in March		
21 Rancheria	Katz-Cooley	C-4 Significant Changes in Appearance
421 Crown	Poplawski	C-4 Significant Changes in Appearance
7 Laurel Way	Ponti-Quaroni	C-4 Significant Changes in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
None		

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. April 22, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of March 25, 2021 Meeting Minutes
- AC Report and Ratifications
- Hazard Mitigation Specialist Update
- Road Improvements for Pedestrians
- Fire Safety Report
- 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 March 25, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	wardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #306

May 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

It's Wildflower Season Again!

If you've been hiking recently, whether it's on Mt Tam, Mt. Burdell in Novato, or Ring Mountain in Tiburon, you know it's wildflower season. If you see a wildflower, how can you find out its name? At this time last year, I consulted with Mary Gilardi, who is an expert on local wildflowers. Mary is a longtime resident of Kent Woodlands, having moved here in 1984. Many know her as the former art teacher at Bacich Elementary School, where she taught art for twenty years. Mary loves wildflowers and has been putting her considerable artistic skills to good use on local botanical projects to catalog them.

Mary has been involved in a project called "Florilegium of Mt. Tam," an ambitious project of the Northern California Society of Botanical Artists. Their work will be exhibited at the Marin Art and Garden Center in Fall 2021. The exhibition will be held in conjunction with the American Society of Botanical Artists 24th Annual International Exhibition. It will be a collection of botanical drawings and paintings of plants growing on Mt. Tam. There are 1,200 species of plants that are native to Mt. Tam, according to Mary, including endangered plants and rare plants found only on Mt. Tam.



Apps For Identifying Wildflowers

Here are mobile phone apps which can help you to identify the wildflowers that you see:

- **iNaturalist** – This iPhone/Android app helps you identify plants, flowers, etc. when you are out on the trail. Take a photo and upload it into the app. Powered by crowdsourcing a community of 400,000 scientists and naturalists, plus artificial intelligence technology, iNaturalist is a joint initiative by the California Academy of Sciences and the National Geographic Society. The only drawback is that results are not always immediate.
- **PlantSnap** – This iPhone/Android app helps you to identify plants, flowers, etc. when you are out on the trail. As with iNaturalist, you take a photo and load it into the app.
- **FlowerChecker** – This iPhone/Android app helps you to identify plants, flowers, etc., when you are out on the trail. Like iNaturalist, you upload your own photo to the app and it is crowdsourced to an international team of Scientists and Naturalists who will respond within twenty-four hours.

Hikes

There are many sources of information about great hikes in Marin, such as the popular book, **Hiking Marin: 141 Great Hikes in Marin County**, by Don and Kay Martin. But the best source of hikes to see wildflowers is Wendy Dreskin, via her weekly column in the MarinIJ. Here's a link to one of her recent columns: www.marinij.com/2021/04/18/marin-hike-remote-gary-giacomini-open-space-preserve-an-unexplored-gem/.

— 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," let me know by sending an email to info@kwpoa.com with "Possible subject of President's Note" in the subject line.



WEBINAR

**FIRE SMART
LANDSCAPING**

.....

Did you miss this fantastic webinar from FIRE Safe Marin? Visit their web site to view the recording, as well as previous webinars in their “Living with Fire” series.

firesafemarin.org/living-with-fire

A Reminder About Noise

Please remember that KWPOA has rules regarding various types of noise in our neighborhood:

Construction-related activities — Construction noise is allowed only between 7:30 a.m. and 5:00 p.m. Monday through Friday, 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is allowed on Sundays, state or national holidays.

Leafblowers and other power tools — As above, use of these tools is allowed between 7:30 a.m. and 5:00 p.m. Monday through Friday, 9:00 a.m. and 4:00 p.m. on Saturdays, and should be avoided completely on Sundays.

Music and other sound equipment — Noise from amplified sources (stereos, televisions, musical instruments, etc.) is not allowed after 11:00pm or before 7:00am.

Barking: Residents must take reasonable steps to prevent dogs from barking and making noise that disturbs and annoys neighbors any time of day. Incessant barking is expressly prohibited.

For complete noise rules, please visit:

kwpoa.com/noise-rule

KWPOA is Hiring!

KWPOA is actively looking to hire a part-time Hazard Mitigation Specialist as a consultant to help our neighborhood in the areas of:

- Defensible Space and Home Hardening Best Practices
- Disaster Preparedness
- Evacuation Preparedness
- Related Communication and Outreach
- ...and much more!

If you or someone you know would be interested in learning more about this role, please email us at **info@kwpoa.com** for the full job description.



Visit marinwater.org/conserve.

Architectural Applications: May 2021

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: May 18, 2021

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

Property Address	Applicant	Category/Project Description
New Applications for May		
Walker	81 Kent	C-4 Significant Changes in Appearance
Gallardo	110 Idlewood	C-1 Minor Changes
Doner	340 Crown	C-4 Significant Changes in Appearance
Applications Approved in April		
Unkrich	69 Rock	C-2 Minor Additions
Fair	234 Evergreen	C-1 Minor Changes
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Burke	341 Evergreen	Window Replacement
Shultz	135 Crown	Solar
Pfendler	6 Turnagain	Materials Replacement

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. May 27, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of April 22, 2021 Meeting Minutes
- AC Report and Ratifications
- Road Improvements for Pedestrians
- Exterior Paint: Proposed Addition of “Lighter Earth Tones” to Approved Color List - Discussion and Related Votes
- Fire Safety Report
- Officer Reports
- County Update
- Social Events Update
- Administrator’s Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 22, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
 Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #307

June 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

What happened to Phoenix Lake? We've been drinking it! Although this water isn't usually part of our drinking water supply, it's been pumped uphill to Bon Tempe Reservoir to be added to our drinking water due to the extreme drought, according to the Tamalpais Conservation Club. This made me curious about how Phoenix Lake came to exist. For that, I turned to the Friends of the Corte Madera Creek Watershed for the explanation below. — Ann Becker, President

PHOENIX LAKE

Concern and controversy over adequate sources of drinking water in the Ross Valley began well before talk of the proposed Russian River pipeline. About the turn of the last century when people came from San Francisco to Marin in growing numbers, there was impetus to find new water sources and ultimately develop Phoenix Lake, the only large dam in the Corte Madera Creek watershed.

Before the arrival of summer revelers, there were only a few families settled in the Ross Valley and consequently demand for water was not great. One of the relatively early settlers was James Stoddard Porteous, who, in 1883, purchased 1,128 acres of Rancho Punta de Quentin from Alexander and Mary A. Forbes for \$9,529. His land extended from the present day Phoenix Lake up the Fish Grade, to the site of today's Meadow Club, easterly through Deer Park to the backside of Bald Hill and down to the dam. Four years after purchasing the land, Porteous and his wife Janet built a fourteen-room home making use of available water. In addition, they constructed a large log cabin (the Phoenix Log Cabin), a small log cabin, a wine cellar and a barn with five acres of garden, vineyard and orchard, all surrounded by an eight-foot wire fence to keep out the deer. Porteous, a Scotsman, was a graduate of the University of Edinburgh and his friends considered him a scholar, well versed in many subjects and able to speak four languages. He died at 58 leaving the property to his wife Janet.

After Porteous's death, portions of the property were leased to the Marshall family who ran a dairy with about 100 cows. They built a house and barn in what today is known as "Hidden Meadow" below Shaver Grade.

By 1904 Marin County's population was increasing rapidly and the water company began planning for addi-



tional water sources for the Ross Valley. Hitherto, springs and wells supplemented by water from Lake Lagunitas had supplied the valley's residences and farms. Marin County Water Company had, in 1872, purchased Phoenix Gulch — the site that would ultimately become Phoenix Lake — from David Porter, as well as the Lagunitas and Bill Williams Gulch dam sites. Engineering studies for a dam at the proposed Phoenix site were carried out during 1904-05 by the firm of Hunt, Meridith and Cory, who, however, advised against building a dam at Phoenix Gulch.

In spite of their recommendation, construction began in 1905 to dam a catchment area of 1354 acres. County surveyor Richardson noted at the site that the day's work force was 43 men and 120 horses. The rock for the dam was very hard and dry and was blasted from a hillside above the Porteous house and placed in mule-drawn dump-carts and hauled downhill to the dam site. Hill slopes across from the Porteous property were also excavated, yielding a reddish clay, which was very tough and impermeable to water and would make a sturdy dam.

(Continued)

(Continued from Page 1)

In June of 1906, a month before the dam was completed, the water company began diverting water from Lake Lagunitas, and in December the reservoir was filled for the first time to its capacity of 100 million gallons. From Phoenix Lake water had to be pumped by gasoline engines, uphill to the "hopper" located above the dam where it joined water coming down from Lake Lagunitas, on its way to supplying several towns of central Marin.

In 1908 the dam was raised 15 feet, doubling its capacity, partly because Sausalito needed more water. Sausalito had previously entered into an agreement with the North Coast Water Company in Mill Valley to supply water, but the company could not build their proposed dam in Redwood Canyon because Mr. William Kent, congressman and conservationist, had purchased the property and given it to the Federal Government as a park--Muir Woods National Monument.

By 1918, with completion of Alpine dam, Phoenix Lake and Lagunitas were less important sources of our water supply. Phoenix was used the least because it was expensive to transport the lake's water by pumping. It was used intermittently, depending on the availability of water from other sources; but daily withdrawal seldom exceeded one million gallons per day. The lake was last used regularly for domestic water supply in 1962.

Following the failure of the Baldwin Hills dam in Los Angeles in the early 1960's the State made an inspection of all dams and found that Phoenix did not meet their standards. The dam was taken out of service and emptied in 1964, and the District entered into a 20- year agreement with the California Department of Fish and Game to rehabilitate the dam as a fishing and recreation area.

The district had agreed with the state not to take any water from the lake, but low rainfall in 1975-76 resulted in only 53% of total storage in all lakes and the need for more water was great. In 1976 and 1977 a submersible floating pump was installed in the lake below the Porteous cabin and it began operating to move water up to Lagunitas. With the increased costs of importing water, the district believed, at that time, that water would continue to be taken from the lake on a permanent basis. Pumping, however, has not occurred.

Today, Phoenix Lake and adjacent district lands provide trails for recreational use, and a place for fisherman to catch their limit of small-mouth bass and trout. The area is also habitat for a myriad of wildlife. Pileated woodpeckers, cormorants, and osprey are among the birds that may be found foraging there. Ospreys, likely visiting from neighboring Kent Lake, may well make up one of the largest populations on the west coast. Other animals are bobcats, skunks, and weasels-one-time targets, in 1936, of a trapping effort by the District, to rid district lands of varmints, which were taking a heavy toll on game birds and deer.

Reprinted with permission of Friends of Corte Madera Creek Watershed. Originally published in *Creek Chronicles* in 2002, the article is based on Marin Municipal Water District Historical Files.

For more information about these conservation groups:

- Friends of the Corte Madera Creek Watershed — friendsofcortemaderacreek.org
- Tamalpais Conservation Club — tccmarin.org

CHIPPER DAYS ARE HERE... CLEAR THAT DEFENSIBLE SPACE!

The Kentfield Fire District is happy to announce that **FIRESafe MARIN**, with Measure C funding from the **Marin Wildfire Prevention Authority**, will conduct a curbside pickup chipper program throughout 2021.

The CHIPPER DAYS for Kent Woodlands are JUNE 14 AND SEPTEMBER 13.

Reservation required! Make your reservation at www.chipperday.com/marin. Please be sure to read the **Terms of Service** on the site before creating a reservation. This link also includes information about pile size and placement for pick-up. Please note that piles are required to be ready at the curb by 8am Monday and will be picked up by Friday of the same week.

Architectural Applications: June 2021

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: June 15, 2021

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

Applicant	Property Address	Category/Project Description
New Applications for June		
Morton / Kojima	330 Goodhill	C-2 Minor Additions
Applications Approved in May		
Walker	81 Kent	C-4 Significant Changes in Appearance
Doner	340 Crown	C-4 Significant Changes in Appearance
Applications Approved with Conditions in May		
Gallardo	110 Idlewood	C-2 Minor Additions
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Fish	12 Laurel	Solar
Herzog	51 Ridgecrest	Tree Removal
Harper	16 Madrone	Tree Removal
McLaughlin	7 Quail Ridge	Tree Removal
Remington	11 Turnagain	Tree Removal
Christensen	101 Goodhill	Solar
Freeman	120 Idlewood	Tree Removal
Broughton	10 Evergreen	Tree Removal

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.**

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



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

Regular Board Meeting

Thurs. June 24, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of May 27, 2021 Meeting Minutes
- AC Report and Ratifications
- Exterior Paint: Proposed Addition of "Lighter Earth Tones" to Approved Color List - Discussion and Related Votes
- Fire Safety Report
- 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 May 27, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
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Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #308

July 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

Fire Safety Updates

Because the risk of a catastrophic wildfire is on our minds, rather than my usual column I asked Bitsa Freeman, Chair of our Fire Safety Committee, to provide an article about fire risk mitigation for this month's newsletter. Please be assured that KWPOA has worked hard to do all that is in its power to help Kent Woodlands residents to prepare for and hopefully avoid devastating wildfire, but the responsibility rests with you, the individual property owners, who must clear fire fuel from your properties to protect yourselves and your neighbors.

—Ann Becker, President

Together we can keep our community FIRE SAFE!

As the hot sun further dries out an already parched and thirsty landscape, the lush vegetation we all treasure in our bucolic neighborhood puts us at a very high fire risk. If you don't have defensible space — or don't maintain it — a wildfire will produce maximum ember, flame, and radiant exposures to your home. Everyone must be proactive to prevent their homes and our community from being vulnerable to wildfires. Kentfield Fire Department, Marin County Open Space, Marin Water and PG&E have undertaken large scale brush eradication projects on lands that surround Kent Woodlands (another project in Baltimore Canyon adjacent to Ridgecrest Road is scheduled for August), but without individual homeowners mitigating their own fire risk in our neighborhood, we are still highly vulnerable to a severe fire event.

KWPOA takes fire risk mitigation seriously. Since becoming a FireWise community and collaborating with FIREsafe Marin and Kentfield Fire to determine the most important steps our com-

munity should undertake — creating defensible space and evacuations — KWPOA has engaged a defensible space consultant who will work with homeowners to help them understand the steps they need to take. Woodland Sponsors, whose members are approximately 90 women living in Kent Woodlands, is in the planning stages of a program by which street captains would be recruited, text trees created, and fire evacuation information and instructions communicated.

— Your Fire Safety Committee



More Fire Safety

Introducing Kent Woodlands' Defensible Space Consultant

The KWPOA Board is pleased to announce that Mike Warner has been contracted as a part-time defensible space consultant free for homeowners in Kent Woodlands. Mike has attended the Wildland Fire Academy through Marin County Fire, is certified as a Firefighter Type 2, has evaluated hazardous trees and participated in defensible space projects on open space lands as a Park Ranger. He has personally worked dozens of small fires on open space lands as well as large incidents such as the Woodward, Tubbs, and Camp Fires. If you'd like Mike to visit your home for a consultation please email him at mwarner@kwpoa.com.



Evacuation Preparations

Woodland Sponsors, a neighborhood organization comprised of close to 90 members, is in the early stages of planning for emergency evacuations by creating street text trees led by street captains. If you're interested in learning more or volunteering as a street captain, please contact Michelle Wilcox, President of Woodland Sponsors, michellerwilcox@gmail.com

Visit kwpoa.com/fire-safety
for information and resources!

COUNTY OF MARIN PAVEMENT RESTORATION REQUIREMENT

Important information to all Marin residents that are considering some sort of project in the County road right of way! If a resident's work damages any County facilities or property, restoration is required. The permit for the work will include a restoration portion (including specifics of what's needed) for taking the county facility back to standard. The permit fee includes inspection before, during and after. Inspectors will be familiar with County requirements. The most common examples of work that triggers requirements are: sewer lateral replacement, water services, curb replacement, sidewalks, root damage. Note that every municipality has a pavement restoration requirement. For questions, call a County engineer with County's Land Use division at 415-473-3755.

Architectural Applications: July 2021

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS CANCELLED.

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Applicant	Property Address	Category/Project Description
New Applications for July		
None		
Applications Approved with Conditions in June		
Morton / Kojima	330 Goodhill	C-2 Minor Additions
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Walcroft	216 So. Ridgewood	Tree Removal
Chan	11 Rock	Tree Removal

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. August 26, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of June 24, 2021 Meeting Minutes
- AC Report and Ratifications
- Exterior Paint: Proposed Addition of "Lighter Earth Tones" to Approved Color List - Update and Related Votes
- Fire Safety & Hazard Mitigation Report
- 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 24, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Mike Warner, Hazard Mitigation	mwarner@kwpoa.com



Kent Woodlands Journal

Newsletter #309

August 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Tom Hale, Founder of BACKROADS

Because so many of us are planning post-COVID travel right now, there is no one better to talk to this month than Kent Woodlands resident Tom Hale, founder of BACKROADS, the world's #1 active travel company.

Many Kent Woodlands residents and their families have taken BACKROADS trips, but surprisingly few know that the Founder and President, and his family, actually live in our neighborhood.

Tom grew up in Moraga, CA, where he was a competitive middle distance runner — he set a 2 mile record 50 years ago which remains unbroken at Campolindo High School. For college, he went to the University of Oregon, followed by UC Berkeley and UCLA, where he got a Master's degree in Environmental Planning. Right out of college, Tom took an environmental planning job in Las Vegas, but a desk job doing air quality reports simply wasn't such a great fit. He tells the story of getting the inspiration to start a bike touring company late one night, writing up eight pages of notes and having his mind made up by breakfast, and setting off on a 5,000-mile bike trip around the West, continuing to hone his plans.

He founded BACKROADS in 1979, "by the seat of my pants as a garage start-up." He started small — his first trip hosted four guests. Today, BACKROADS has grown to offer biking, walking and hiking, and multi adventure trips in over 50 countries, expects to employ close to 1000 trip leaders and field staff next year, with over 50,000 satisfied travelers. Much more important than growth and size is that each trip is still small and wonderfully flexible and self-paced. Each guest still feels like an individual traveler with a well-curated itinerary and support along the way. Each trip features three Trip Leaders and two support vehicles.

In the beginning, Tom did it all. He designed the itineraries, led the trips, maintained the bikes, trained the leaders and produced the catalog. He now leads a company with close to 200 headquarters-based employees in Berkeley, Salt Lake City and Provence. The COVID year had a huge impact on BACKROADS, as it did on all travel-related companies. Tom says he isn't sure what has been harder: going into Covid or coming out with a 350% hockey stick rebound in 2021.

Today BACKROADS offers (in addition to its core activity segments mentioned above) active river and ocean cruises, active Safari, active culinary, and Snow Adventures. Their trips showcase the best lodging, dining, cultural attractions—and of course back roads—in destinations from California's Wine Country to classic settings in France, and from the pampas of Patagonia to the hill country of Thailand. A new category of trip, called Dolce Tempo, offers active travel but in a more accessible level for those guests who'd like to dip their toe into the world of active travel. These trips are offering just e-bikes.



(Continued on Page 2)

(Tom Hale — Continued from Page 1)

As Tom says “I can’t imagine a better way to travel the world than under your own power and in the company of like-minded adventurers. Sure, BACKROADS provides superb accommodations and meals, amazing Trip Leaders and unforgettable local encounters. But whether you are sticking with the group or breaking off on your own, all of our planning and support are ultimately aimed at one simple thing: giving you the flexibility you need to discover the world on your own terms.”

Tom and his wife Liz have three grown children – two are in college, and one has graduated from college and is now working at BACKROADS. During his spare time, Tom loves to run, hike and bike in Marin County and XC skate ski at Royal Gorge in the Sierras, taking full advantage of the natural beauty we are surrounded by.

If I sound like a big fan of BACKROADS, it’s because I am. My husband and I have taken six BACKROADS trips, including “Tuscany’s Chianti Bike Tour,” “Danube River Cruise Walking & Hiking,” “Vietnam and Cambodia Walking & Hiking,” and two trips with our kids, “Costa Rica Family Multi-Adventure Tour – Teens & Kids,” and “Galapagos Ocean Cruise Multi-Adventure trip, for Families with older teens and 20’s.” We already have two more trips planned.

- For more information about BACKROADS: www.backroads.com
- To order trip catalogs: www.backroads.com/CatalogRequest (If you order catalogs, be sure to have a good supply of post-it notes handy!)

— Ann Becker, President

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



FIRE SAFETY NEWS

EMERGENCY EVACUATIONS:

Kent Woodlands’ Fire Committee is working in conjunction with Kentfield Fire Department and Central Marin’s NRG (Neighborhood Response Group) to form a neighborhood coalition to coordinate and educate our community on how to prepare and be ready for evacuation in the event of a fire or earthquake. Evidence from past catastrophes has proven that neighbor to neighbor support leads to the best outcomes. In order to prepare properly and make sure all neighbors have the support they might require, we need volunteers to act as street captains. The Fire Committee is creating approximately 50 zones in Kent Woodlands and each zone will need at least one captain. If you are interested in serving in this capacity please email mwarner@kwpoa.com.

FIRE COMMITTEE OPENINGS:

The Fire Committee is working on a number of safety projects in addition to evacuation preparedness. We welcome the participation of anyone who is interested in serving as a volunteer for this important issue in our community. For more information, please contact us at info@kwpoa.com.

Architectural Applications: August 2021

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS AUGUST 10th.

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. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for August		
Smith	111 Idlewood	C2 - Minor Addition
Harper	16 Madrone	C4 - Significant change in appearance
Morgan	10 Diablo	C14 - Changes to approved plans
Applications Approved in July		
None		
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
34 Rock Road Ilc	34 Rock	Tree Removal
Hemmeter	65 Rancheria	Solar
Willard	50 Ridgecrest	Tree Removal
Summers	45 Evergreen	Tree Removal

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

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

MEETINGS: Held via tele/videoconference on the **2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, **COMPLETE** applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. August 26, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of June 24, 2021 Meeting Minutes
- AC Report and Ratifications
- Exterior Paint: Proposed Addition of "Lighter Earth Tones" to Approved Color List - Update and Related Votes
- Fire Safety & Hazard Mitigation Report
- 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 24, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
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Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Mike Warner, Hazard Mitigation	mwarner@kwpoa.com



President's Note

Building Community by Getting to Know Our Neighbors: What is KWPOA Doing About Fire Safety?

KWPOA has committed lots of attention to the issue of fire safety. We're doing everything we can to ensure that homeowners learn how to "harden" their homes against wildfire and how to evacuate if necessary. Several years ago, we were certified as a Fire Safe Community by FireSafe Marin by encouraging property owners to complete a required amount of fire risk mitigation work.

More recently, Bitsa Freeman, Chair of the Fire Safety Committee, has enlisted the help of Michelle Wilcox of Woodlands Sponsors to help neighbors get organized around helping and supporting their neighbors in the event of a disaster like a wildfire. And Mike Warner, our newly hired Hazard Mitigation Specialist, has been visiting member properties and advising owners what they need to do to clear fire risks from their properties.



Michelle Wilcox, Bitsa Freeman, & Mike Warner

Michelle Wilcox, President, Woodland Sponsors

Michelle leads Woodland Sponsors, the nearly 100-member women's social and charitable organization in Kent Woodlands. Bitsa convinced Michelle to take on the creation of a Neighborhood Response Group (NRG) here in Kent Woodlands, as part of the Central Marin NRG Program. As Michelle explains, "Our NRG will be a volunteer, grassroots-led organization based on the concept of Neighbor Helping Neighbor so that in the event of an earthquake, fire, or other natural disaster, no one is overlooked. The program has already been established in Larkspur, Corte Madera and the Greenbrae hills, and works in conjunction with Fire and Sheriff departments throughout the County. We believe that an NRG offers Kent Woodlands an important template for organizing, coordinating and supporting neighbors should a disaster strike."

At the heart of the NRG program is the "Block Captain." Michelle explained that "Block Captains act as the central communication hub for a "zone" of approximately 10 households. Each zone will have a Block Captain who is responsible for collecting information about each household and maintaining an updated "database" that would be actionable in case of an emergency. Initially, this would involve collecting only email addresses and phone numbers for each household. Block Captain duties would also include making sure that residents in their zone are prepared for an emergency by ensuring they have registered for Nixle and AlertMarin notifications. Additionally, Block Captains would help distribute evacuation tags and other relevant forms, such as FireSafe Marin brochures, to their zone residents."

If you'd like to become a Block Captain, and help launch the Neighborhood Response Group effort, contact Michelle Wilcox via email at michellerwilcox@gmail.com.

Mike Warner, Hazard Mitigation Specialist

Mike has conducted over forty consultations with property owners. He told me that the three problems he has found at almost every property he has visited are: 1) The lack of a visible address marker; 2) Vegetation within the 0-5' zone of homes; and 3) That "back corner" that hasn't been kept up.

(Continued on Page 2)

(Fire Safety — Continued from Page 1)

“The first, the address marker, can often be the most simple to fix,” Mike explains. “State and local fire agencies have encouraged all County residents to have numbers that are at least 4" in size and on contrasting colored signs that are visible while traveling both ways on the roadway. This will help first responders locate your home in the event of an emergency.”

“The second, vegetation close to your house, is sometimes a hard sell for folks, but it is the most critical to saving homes. Fire agencies recommend no vegetation within 5 feet of your home, if possible. If it’s not possible it’s strongly recommended to heavily prune the plant or plants, clean any dead leaf material out frequently and keep it as healthy and watered as possible.”

“Third and finally,” Mike continues, “many properties I have visited have that one section just out of sight where it has not been maintained as stringently as the more visible or more highly trafficked areas. Now is a very good time to explore these areas of your property and see what you can do to clean up your vegetation, and cover up or move those old wood piles or other debris.”

“Every resident I have spoken with has been very happy to receive any advice that I can give or connections to other resources. Wildland fire is on most people’s minds right now given the current news cycle. There are lots of things you can do to lower the risk of your own home.”

If you’d like a free site visit and fire risk consultation, contact Mike Warner, KWPOA’s Hazard Mitigation Specialist, at 415-721-7429 or via email at mwarner@kwpoa.com.

— Ann Becker, President

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

Sheriff’s Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of July:

Alarm Activations	7 Activations
911 Hang-Up	3 Incidents
Vacation Homes	9 Homes
Vacation Checks Completed	79 Checks
Extra-patrol Request completed	22 Checks
Welfare Checks	2 Incidents
Citizen Assist	4 Incidents
Civil Advice	1 Incidents
AOA Fire	4 Incidents
Assist Outside Agency	3 Incidents
Noise Complaints	8 Complaints
Thefts	0 Incidents
Vandalism	0 Incidents
Traffic Stops	9 Stops
Parking Complaints	1 Complaint
Suspicious Vehicles/Persons	4 Incidents
Traffic Accidents	0 Accidents

ATTENTION PARENTS AND PET OWNERS!

Be on the lookout for blocks of **RAT POISON** like the one pictured below.

There have been two recent incidents in Kent Woodlands in which blocks of rat poison suspiciously appeared in people’s yards. In one instance, a pet was poisoned and became critically ill. The Sheriff has been brought in to investigate. In the meantime, please protect your children and pets and keep an eye out for this or other unusual items on your property. Anything suspicious should be brought to the attention of the Sheriff.



Architectural Applications: September 2021

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS SEPTEMBER 21st.

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Applicant	Property Address	Category/Project Description
New Applications for September		
Garwood	22 Rock	C3-Preliminary Review
Applications Approved in August		
Morgan	10 Diablo	C14- Changes to approved project
Harper	16 Madrone	C4-Significant Change in Appearance
Blankenship	320 Crown	C4-Significant Change in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Freschi	20 Idlewood	Tree Removal
Kelly	100 Rock	Tree Removal
Vaccaro	14 Fern	Tree Removal
Wilka	108 Woodland	Solar

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Kent Woodlands Property Owners Association
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Regular Board Meeting

Thurs. Sept. 23, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

- Call to Order
- Public Comment
- Approval of August 26, 2021 Meeting Minutes
- AC Report and Ratifications
- Possible addition of “Lighter Earth Tones” to the Color Board: Preliminary Report of the AC and Related Votes
- Fire Safety & Hazard Mitigation Report
- 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 August 26, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

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Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Mike Warner, Hazard Mitigation	mwarner@kwpoa.com

FOOD TRUCKS ARE BACK!

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

September 12, 2021

5:30 — 7:30pm

In the parking lot at the bottom of Woodland Road



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

Chipper Days: Week of September 13

FIRESafe MARIN, with Measure C funding from the Marin Wild-fire Prevention Authority, will conduct curbside pickup "Chipper Days" in Kent Woodlands the week of September 13th. **Space is limited and signup is required.** Signups are available at:

www.chipperday.com/marin

Chipper crews will dispose of a 10'x4'x4' pile of cut vegetation at no cost to you. Lay all vegetation in your pile the same way with the base of the branch or plant facing toward the street (so that it can be easily picked up and placed in the chipper) at your curb by 8:00 a.m. on Monday, September 13 for pickup by Friday of that week. Limbs must be less than 8 inches in diameter. Please note that grass clippings, loose leaves, soft vegetation can't be chipped and must be disposed of in your green waste cans.

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Home Sustainability Webinar Series

The Marin County Sustainability Team is hosting a webinar series this fall with topics including home energy audits, energy efficiency and electrification, solar and battery storage, and electric vehicles. The first webinar (Home Energy Audits) starts on September 18. You can browse webinars and register here:

www.marincounty.org/ClimateEvents



Kent Woodlands Journal

Newsletter #311

October 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Ann and Andy Mathieson

For nearly thirty years as Kent Woodlands residents, Ann and Andy Mathieson have been extremely active in our local community. Ann is well known in Marin for several decades of non-profit leadership. Andy is best known for founding and managing Fair-view Capital. But there is much more to know about them than that.

Andy was born in New Jersey and grew up in Pittsburgh, PA. For college, he went to Yale, majored in History and played soccer and squash at the varsity level. After college graduation in 1978, he returned to Pittsburgh to work as a lending officer focusing on small, independent oil and gas companies in the Appalachian Basin. After four years in Pittsburgh, he headed west to Stanford Business School, fulfilling a long-standing desire to live in California.



(Continued on page 2)

Nominations for 2022 KWPOA Board of Directors

Nominations for KWPOA's 2022 Board of Directors Election are now open.

Four of the seven directorships are up for election in 2022. Nominations for candidates may be submitted in the following ways:

- Mail to KWPOA Election, PO Box 404, Kentfield, CA 94914
- Email to info@kwpoa.com
- In person at a **Special Membership and Board Meeting on October 28, 2021 at 6:00pm** via video/teleconference.

Nominations must be received by 5:00pm on October 31, 2021.

To qualify for a seat on the board, the candidate must be a natural person and must be a member (owner in the chain of title) of the association.

For more information about the nomination or election process, contact us at **415-721-7429** or info@kwpoa.com.

The rules governing this election may be found on our web site at:

www.kwpoa.com/voting-policy

(Ann and Andy Mathieson — Continued from Page 1)

Ann was born and grew up in Indianapolis. She graduated from Indiana University and moved to Kansas City to work in marketing for Hallmark Cards. After three years at Hallmark, she also attended Stanford's Business School, where she and Andy met. Ann's focus was marketing, and upon graduating she took a job in product marketing for Collagen Corporation, a Palo Alto based biotech firm.

At the time Andy graduated from Stanford Business School in 1984, he went to work in the investment advisory business with the ultimate objective of starting his own firm. When the time came to take the risk of starting a new business, Andy had Ann's full support. In fact, Ann was the one who found the office space, negotiated the lease and hired the first employee. All this while pregnant with their third child! Ultimately, they had four children who as adults are spread out around the broad Bay Area.

Andy has made achieving a work/life balance a priority. From the beginning, working two miles from home allowed Andy to be active in the kids' activities – including coaching softball and soccer for their children – and to serving on the boards of Marin non-profits such as the Bay Area Discovery Museum, Guide Dogs for the Blind, The Branson School, and Dominican University.

Ann is just as fully committed to community service. In addition to two elected terms on the Kentfield School Board, she served eight years on the Board of the Marin Community Foundation, three of those years as Board Chair. More recently she is the CEO and Founder of The Marin Promise Partnership, a nonprofit whose mission is to help every child in Marin to achieve their full educational potential, regardless of race, ethnicity or family income. Ann founded MPP because she wanted to improve educational outcomes for the disadvantaged students of Marin County.

Ann and Andy are forever grateful for having had the chance to raise their children in Kent Woodlands. They sought out Kentfield due to beautiful surroundings, the quality of the public schools, and the opportunity to have a yard, and they greatly appreciate all the friends and neighbors they've met in the Woodlands through the years.

For more information about The Marin Promise Partnership – <https://www.marinpromisepartnership.org/>

— Ann Becker, President

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HALLOWEEN PARADE

and trick-or-treating!

Wednesday, October 31st at 5:00pm

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 5:00pm sharp. Plenty of trick-or-treat tables will be set up along the parade route. Afterwards, continue the celebration with food and beverages for kids and adults outside at the home of the Ryan family at 125 Woodland Road.

As usual, Woodland Road will be CLOSED between Rancheria/Goodhill and North/South Ridgewood from 5:00 to 6:00 pm. Alternate routes are available.

Interested in hosting a treat table along the parade route?
Let us know at info@kwpoa.com!

Architectural Applications: October 2021

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS OCTOBER 19th

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Applicant	Property Address	Category/Project Description
New Applications for October		
Hemmeter/Zimmer	65 Rancheria	C-2 Minor Additions
Saarman	25 Acorn	C-4 Significant Changes in Appearance
Applications Approved in September		
None		
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Christensen	101 Goodhill	Tree Removal
Brownridge	115 Woodland	Time Extension
Kelly	100 Rock	Time Extension
Altman	33 Evergreen	Tree Removal
Merchant	30 N Ridgewood	Tree Removal
Mallouh	45 Evergreen	Tree Removal
Joseph	7 Greenwood	Tree Removal

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

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Special Membership Meeting

Thurs. October 28, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of September 23, 2021 Meeting Minutes
- AC Report and Ratifications
- Nominations for 2022 Board of Directors Election
- Annual Meeting and Election: Update and Related Votes
- 2022 Assessments/Budget: Discussion and Related Votes
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Fire Safety & Hazard Mitigation Report
- 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 September 23, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Office address: 1010 Sir Francis Drake Blvd. #200
 Kentfield, CA 94904
Phone: 415-721-7429
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Ann Becker, President/AC Rep	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Noah Hagey, Director	nhagey@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com
Mike Warner, Hazard Mitigation	mwarner@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. If the requested information is not provided, the property address of the Owner's separate interest will be used for notices.

1. The address or addresses to which notices from the Association are to be delivered.

2. An alternate or secondary address to which notices from the Association are to be delivered.

3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest.

4. Is the separate interest --

- Owner-occupied? Rented out? Developed, but vacant? Undeveloped?

5. Member Name

Property Address

6. Return form to:

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
PO BOX 404
KENTFIELD CA 94914

EMAIL: INFO@KWPOA.COM



Kent Woodlands Journal

Newsletter #312

November 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors:

Lisa Ruggieri Hines, Culinary Artist

When Lisa Hines creates an appetizer, an entrée, a salad or a dessert, she approaches it like an artist crafting a work of art. For Chef Lisa, founder of Bella Luxe Catering, food for special occasions has to be made of the freshest ingredients and has to be delicious, but it also needs to be eye-catching and unique to meet her very high standards.

Lisa was born on the East Coast, moved to Orange County at age seven, and to Terra Linda in time for high school. Her mother's sister was a Diplomat with the State Department and lived overseas. Her aunt would invite her to travel with her for extended periods of time when Lisa was between the ages of 15 and 25. These travels to places like Kenya, Egypt and Italy shaped her love of travel — and food.

Lisa has been immersed in the food business for a long time. When she was 15, she worked at a country club Snack Bar during summers. There, she would also help the Chef with preparation for parties and events. She loved doing that. Although she fully intended to attend the California Culinary Academy, she had the very good luck to be hired as the Head Chef of a new restaurant, and then went on to help open several new restaurants and bars in San Francisco in her early twenties.



(Continued on page 2)

SAVE THE DATE FOR KWPOA'S HOLIDAY PARTY!

This year's holiday celebration will be held at Guesthouse on Sunday, December 5th from 5-8 pm for adults only. Local artisan heavy appetizers, beer, wine and signature cocktails will be served outdoors under a heated tent – plan for cooler weather! Maximum capacity is 100 guests, so RSVP early to reserve your spot!



Sunday, December 5, 2021 5:00-8:00pm
Guesthouse, 850 College Avenue, Kentfield



\$25 per person • Adults only, please • Cash/checks accepted at the door

Watch your email for our electronic invitation, or RSVP to info@kwpoa.com / 415.721.7429

(Lisa Ruggieri Hines — Continued from Page 1)

After a year in Rome, Lisa began working for the well known San Francisco Caterer, Paula Le Duc. While Lisa had previously done small catering jobs on her own, Paula Le Duc showed her a whole new world of event catering. She also introduced Lisa to her client Charles Schwab, who needed a Personal Chef. Lisa worked for the Schwab family, traveled with them, and catering events in the Schwab boardroom. This led to assignments with other CEOs and that led to the formation of her own catering business, Bella Luxe. That was twenty-three years ago.

Lisa and her family, including two kids, moved from San Anselmo to Kent Woodlands in 2015. Her husband, Jeff and their son, Luca, can be found on the Mt Tam trails doing extreme mountain biking. Luca is a sophomore at Marin Catholic, is Captain of the mountain bike team and is in training with Marin Search and Rescue. Their daughter Milan is an accomplished equestrian and is at the barn in Petaluma most days, but she can also be found on the Mt Tam trails, running with their Golden Retrievers, Piper and Siena. Milan is a Senior at Fusion Academy and is in the midst of the college applications process with a focus on schools with Equestrian programs.

Lisa still loves to travel. She says that is how she keeps her senses “energized” so that she can continue to innovate as she incorporates design, floral and food into every event she produces.

For more information about Bella Luxe Catering, see bellaluxe.net.

— Ann Becker, President

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

If you know of a Kent Woodlands resident who would be a good subject of a “President’s Note,” send an email to info@kwpoa.com with “Possible Subject of President’s Note” in the subject line.

Election News

As announced in the October 2021 newsletter, and in accordance with our Voting Policy, the Association invited nominations for the annual election of the 2022 Board of Directors. A special membership meeting was held on October 28th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2021.

Nominations were received and qualified for incumbents Bitsa Freeman and Jeff Leh. With four director seats up for election and two candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Freeman and Leh 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 two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 19, 2022. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.



Architectural Applications: November 2021

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

THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS NOVEMBER 9th

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. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for November		
Garwood	22 Rock Road	C-6 Teardown
Bresler	37 Ridgecrest	C-1 Minor Changes
Applications Approved in October		
Hemmeter/Zimmer	65 Rancheria	C-2 Minor Additions
Saarman	25 Acorn	C-4 Significant Changes in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Freschi	20 Idlewood	Tree Removal
Willard	50 Ridgecrest	Tree Removal

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

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

MEETINGS: Held via tele/videoconference on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at mbarber@kwpoa.com. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Thurs. December 2, 2021 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of October 28, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Annual Meeting Update
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 28, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

This is a preliminary agenda. Final agenda will be posted in the office window and on our web site 96 hours prior to meeting.

KWPOA Contact Information

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Kent Woodlands Journal

Newsletter #313

December 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Topher Gaylord, Living Your Passions

There aren't many people in the world who are successful at living their dreams, so when I come across them I admit to marveling at them. Topher Gaylord is such a person. He has turned his passion for an active lifestyle into a lifetime of meaningful – and enviable – employment in the outdoor recreation space.

His official bio says, "Topher Gaylord has a lifetime of experience in global active lifestyle, athletic, outdoor and action sports industries both professionally and as a lifelong participant and athlete. He has intimate global knowledge across The Americas, European and Asian markets, having spent three decades in General Management, Strategy, M&A, Sales, Marketing, Product Creation, Digital and Retail for market-leading brands and companies in the industry." But what about his unofficial bio?

Topher was born and raised in the Adirondacks in upstate New York. He was the youngest of 10 children, and he points out that his parents were neither Catholic nor Mormon: they just loved kids. They moved to Utah in the early 1970's and were some of the original investors in Snowbird, building the first hotel there, The Cliff Lodge.

In 1979, they moved to the San Francisco Bay Area, and he has lived here, off and on, since then. Among his childhood memories are windsurfing on the bay at age 11. He became an impassioned windsurfer and pursued it semi-professionally in his teens, competing all over the world.

For college, he went to Cal Poly, partly for its access to some of the best windsurfing, but also for its educational philosophy which is "learn by doing," an advantage for "kinetic learners," as Topher describes himself.

(Continued on page 2)



SAVE THE DATE

KWPOA Annual Membership Meeting

January 19, 2022 — 7:00pm via webinar

Agenda to include public comment, remarks from board members, guest speakers, fire safety and more! Watch for details in next month's newsletter.

Questions? Send an email to info@kwpoa.com.

(Topher Gaylord — Continued from Page 1)

After graduating from college, in 1992, Topher returned to the SF Bay Area to build a career in sports marketing. He worked for a firm which handled endorsement agreements between professional athletes and companies. The athletes were major league baseball, football and basketball players.

He joined The North Face in 1993 and stayed at North Face and its parent company, VF Corporation, for many years, building the strongest outdoor brand in the world. He was President of International Outdoor and Action Sports, based in Italy and Switzerland, leading its portfolio of brands through mergers and acquisitions and operating leadership including The North Face, Vans, Reef, and JanSport brands internationally. In 2010, he returned to California as the Global President of VF's flagship contemporary brand, 7 For All Mankind, a Southern California premium denim company.

In 2010, Topher joined Columbia Sportswear, serving on their Executive Leadership Team and as President of Mountain Hardwear, which meant he could return to the SF Bay Area. Mountain Hardwear had been founded in 1993 by a self-described "small band of outdoor industry iconoclasts." Topher led the company to integrate real user feedback into product design and that resulted in awards in product innovation. What's most meaningful to Topher is that the company's products helped athletes achieve enormous goals, such as climbing the world's highest mountains. As he says, they made "jackets to take you to the top of Everest and to the jungles of Borneo and everywhere in between."

Topher took a career break in 2015 which allowed him and his wife, Kim, to achieve several life goals. One of their adventures was to Nepal and the Himalayas, traveling deep into the Everest region and the surrounding peaks and passes.

Returning to the corporate world in 2016, Topher joined Under Armor, serving on their Executive Leadership Team, leading the brand's consumer driven \$5.2B sport category portfolio and teams. The company is based in Baltimore where Topher and Kim lived for several years. With Marin pulling on their heartstrings, He left Under Armor in April and returned to the Bay Area and their home in Kent Woodlands.

Topher's career arc now has his energy focused on developing future leaders, and a mission to work with organizations that enhance health, wellness, and an active life with a commitment to protecting our environment. With this in mind, he left day to day company management and joined several boards. One is the Conservation Alliance, which is a US outdoor industry alliance to protect designated wilderness areas. Another is the Western States 100 Mile Endurance Run, the oldest 100 mile run, which goes from Olympic Valley in Tahoe across the Sierra to Auburn, CA. In addition, he serves on several private equity boards, including El Cap, LLC which is the largest climbing gym group in the country, known in the Bay Area as Planet Granite gyms.

Throughout his life, when not immersed in building brands and teams, Topher has pursued his outdoor passions which include climbing some of the most iconic peaks and rock walls in the world, finding backcountry skiing solitude, cycling across inspiring landscapes, and completing over 75 ultra marathons globally.

Topher and his wife, Kim, have lived in Kent Woodlands since 2010. What attracted them to this neighborhood originally was its easy access to trails. He and Kim met in the early 1990's in Utah, where Kim was a professional skier and photo production manager on sports photo shoots. They immediately recognized that they were kindred spirits.

In closing, I asked Topher what he likes best about Kent Woodlands. He described our neighborhood as "the 'ultimate ski in, ski out' location for anyone wanting to hike, trail run, or mountain bike. You can be in open space just steps from your home. From here you can run up to the top of Mt. Tam and out to Point Reyes without ever touching pavement. That, and the people. We have really amazing people here, thoughtful people who want to make a difference."

— Ann Becker, President

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Happy Holidays!

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS DECEMBER 14th

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. Please consult the KWPOA event calendar at kwpoa.com for any meeting changes.

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New Applications for December		
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Rowe	9 Madrone	C-4 Significant Change in Appearance
Applications Approved in November		
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Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
Mazack	37 Ridgecrest	Generator
Smith	111 Idlewood	Generator

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

Regular Board Meeting

Thurs. January 27, 2022 - 6:00PM via videoconference.
Contact jwilliams@kwpoa.com for log-in information.

AGENDA:

- Call to Order
- Public Comment
- Approval of December 2, 2021 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Annual Meeting Update
- Possible addition of "Lighter Earth Tones" to the Color Board: Report of the AC and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 2, 2021 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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