Kent Woodlands Journal
Newsletter #291 January 2020
The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know our Neighbors

We greet the New Year in many ways, including counting down the drop of the ball in Times Square, toasting each other with champagne, partying past midnight, and making New Year's resolutions. New Year's resolutions have the potential to be the most meaningful of these, but most of us make the same resolutions over and over again: lose weight, get in shape, unclutter, etc.

To get some insight into a better way to approach the New Year, I spoke with Barbara Waxman, a Kent Woodlands resident who is an executive leadership coach, author and speaker. Barbara is best known for developing the concept of "Middlescence," a new way to think about midlife. She and her husband, Scott, moved to Kent Woodlands in 1991 and raised their three now-grown children here.

In her work, Barbara inspires others to increase and expand their leadership capacity, and personal and professional success. In short, she's the perfect neighbor to talk to about the New Year.

"Rituals are so important to help us ground ourselves," according to Barbara. "The New Year is a ritual that prompts us to look back and to look ahead. But we are often too busy to really look within. Too busy to ask ourselves things like: "Do the behaviors I exhibit every day reflect what I say is important?" "What are two commitments I'd like to make in 2020?" And, perhaps most importantly, "How can I set myself up for success?" The New Year can be a great opportunity to do a self-assessment and re-commit to ourselves."

Because a thorough and objective self-assessment is not easy for most people, Barbara created a free quiz to help. It focuses on these areas: Health & Nutrition, Time & Place, Rest & Renewal, Joy & Passion, and Focus & Growth. (The free quiz can be downloaded at this link: https://barbarawaxman.com/fiveessentials/)

"The first step is to take stock of where you are in your life and get a picture of what is *really* going on," according to Barbara. "Then I recommend being micro-ambitious. Pick specific, measurable, time-oriented goals that are, in your mind, do-able. You'll find yourself feeling more successful and staying committed in ways you may have not done in the past."

In closing, when I asked Barbara what she wished for our neighborhood for the new year, she said this: "What if we could share the wisdom we have in Kent Woodlands, to support each other in the way neighborhoods used to do? There is a great deal of wisdom here. We need to connect and share it." To me, that sounds like a wonderful New Year's Resolution.

Happy New Year!

— Ann Becker, President

KWPOA Annual Membership Meeting

DATE: **WEDNESDAY, JANUARY 15, 2018**
TIME: **7:00PM**
LOCATION: **LIVERMORE ROOM, MARIN ART & GARDEN CENTER**
30 SIR FRANCIS DRAKE BLVD., ROSS

AGENDA:

- Call to Order & Introductions
- Guest Speakers:
  - Supervisor Katie Rice
  - Marin County Sheriff
- President's Comments
- Financial Report and Vote on Resolution Regarding Application of Surplus Funds
- Architectural Committee Report
- Public Comment
- Adjournment

Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during the month of November 2019:

Alarm Activations	7 Activations
Vacation Homes	4 Homes
Vacation Checks Completed	30 Checks
Extra-patrol Request completed	37 Checks
Welfare Checks	1 Incident
Citizen Assist	4 Incidents
Civil Advice	2 Incidents
AOA Fire	3 Incidents
Assist Outside Agency	0 Incidents
Noise Complaints	4 Complaints
Thefts	0 Incidents
Vandalism	0 Incidents
Traffic Stops	13 Stops
Parking Complaints	3 Complaints
Suspicious Vehicles/Persons	2 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

Annual Assessments

Assessment notices are on their way, so please keep an eye out! The annual assessment of $275 is required of all members and is due February 15th, 2020. 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 **www.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 you have any questions, please contact us at 415-721-7429 or info@kwpoa.com. Thanks in advance for your timely payment!

Architectural Applications: January 2019

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: Tuesday, January 21, 2020

Applicant	Property Address	Category/Project Description
New Applications for January		
Barber	26 Rancheria	C5 Substantial Remodel
Maddox	54 Rancheria	C1 Minor Changes
Tucker	67 Ridgecrest	C2 Minor Additions
Continued Applications to be considered in January		
None		
Applications Approved in December		
Ramsay	31 N Ridgewood	C4 Significant Changes in Appearance
Olson	333 Goodhill	C4 Significant Changes in Appearance
Nelson	202 Evergreen	C4 Significant Changes in Appearance
Open Enforcements		
7 Rancheria		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Gilmore	26 Rancheria	Tree removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: Thursday, January 23, 2020 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 5, 2019 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Appointment of Officers & Committee Members for 2020
- Welcoming New Members Discussion
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 5, 2019 Minutes
- Litigation Report
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda 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**
Fax:	**415-532-1487**
Web Site:	**www.kwpoa.com**
Email:	**info@kwpoa.com**

Board Members and Staff

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

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President's Note

Building Community by Getting to Know our Neighbors

In early March, the documentary "Not Alone" will be shown at The Rafael Theater. The filmmakers, Kiki Goshay and Jacqueline Monetta, are Kent Woodlands residents. They donated the film to the theater for this screening, in hopes of increasing community awareness about its topic: preventing teen suicide. Families with pre-teens and teens may find that this movie will help them see the signs, offer them solutions, and give them hope. Its purpose is to prevent teen suicide and it may actually accomplish that.

Kiki moved to Kent Woodlands in 1996, and raised her three now-grown children here. She is a filmmaker, as well as an activist for mental health, the environment, children, and the marginalized.

"Not Alone" grew out of Kent Woodlands resident Jacqueline Monetta's experience of losing her best friend to suicide when she was a sophomore in high school. "I didn't know what to feel — I was shocked and sad and mad and I felt constantly guilty, wondering if I could have done something," Jacqueline recalls. And then it happened again, and again. "I personally knew six teens who died by suicide in my four years of high school, all from the Bay Area and several from Marin," Jacqueline says. "And each time those feelings came back and I started to look around for answers: Why is this happening? What's going on in this community that teens are feeling like this?"

Searching for understanding and insight, Jacqueline realized she didn't want to hear theories and explanations from experts and adults — she wanted to hear from teens themselves. So she started interviewing them. And she approached neighbor and filmmaker Kiki Goshay for help with the project.

The result is a moving documentary in which teens speak with remarkable honesty about their own experiences with depression, suicide, cutting and other mental health issues — and what got them through the dark times.

"The positive message is that all these teens survived and found their way to a better place by opening up and telling a friend, a parent, a counselor, and became stronger by sharing their stories with each other," says Kiki.

— Ann Becker, President

KWPOA does not endorse or promote any business or product mentioned in the President's Note.

If you know a Kent Woodlands resident who you think would be a good subject for a future column, please let me know. Email me at info@kwpoa.com with "Possible subject for President's Note" in the subject line.

NOAA Radio Could Help During Power Outages and Other Emergencies

When we lost power during last year's PG&E Public Safety Power Shutoffs, we also lost power to most of the county's cell towers, making it impossible for some residents to receive NIXLE and AlertMarin messages from public safety officials. For a back up option, if we lose power to cell towers during a fire event or other emergency, the fire department recommends all residents have a **"NOAA All-Hazards Weather Alert Radio"** (example pictured at left). This type of radio can alert you to emergencies, evacuation instructions, etc. even when power, phone lines, and cell towers are out of service. Do your research and **be prepared!**

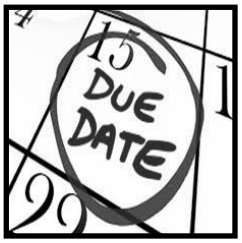
Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during the month of December 2019:

Alarm Activations	14 Activations
Vacation Homes	11 Homes
Vacation Checks Completed	55 Checks
Extra-patrol Request completed	43 Checks
Welfare Checks	1 Incidents
Citizen Assist	9 Incidents
Civil Advice	1 Incident
AOA Fire	3 Incidents
Assist Outside Agency	1 Incident
Noise Complaints	2 Complaints
Thefts	0 Incidents
Vandalism	0 Incidents
Traffic Stops	16 Stops
Parking Complaints	2 Complaints
Suspicious Vehicles/Persons	8 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

Annual Assessments Due



Members, please remember that your 2020 annual assessment of $275 is due on February 15th! Late payments will be subject to a 10% late fee and 1% interest monthly. Payment by credit or debit card through is available on our web site at www.kwpoa.com/assessments.

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

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

Thank you!

Architectural Applications: February 2020

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: Tuesday, February 11, 2020

Applicant	Property Address	Category/Project Description
New Applications for February		
Barber	26 Rancheria	C5 Substantial Remodel
Yates	455 Woodland	C1 Minor Changes
Continued Applications to be considered in February		
None		
Applications Approved in January		
Maddox	54 Rancheria	C1 Minor Changes
Tucker (Conditional Approval)	67 Ridgecrest	C2 Minor Additions
Open Enforcements		
7 Rancheria		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Lawrence	30 Evergreen	Tree removal
Lowe	210 Goodhill	

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: **Thursday, February 27, 2020 - 5:00PM**
Location: **1010 Sir Francis Drake Blvd. #200**

- Call to Order
- Public Comment
- Approval of January 23rd Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Discussion of New ADU Law
- 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 23rd Minutes
- Litigation Report
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda 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**
Fax:	**415-532-1487**
Web Site:	**www.kwpoa.com**
Email:	**info@kwpoa.com**

Board Members and Staff

Ann Becker, President	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, AC Representative	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 #292 March 2020
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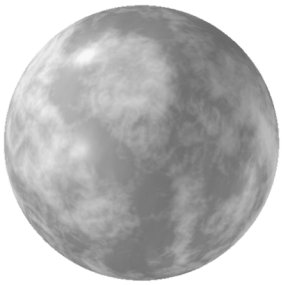
President's Note

Building Community by Getting to Know our Neighbors

"The year is 2035, and the crew from the first expedition to Mars is returning to Earth. The crewmembers are anxious to get home, and ennui pervades the ship. The mood is broken by a series of mysterious events that affects their safety…"

— from the back cover of The New Martians



This is no ordinary space thriller – for two reasons. First, it's based on decades of research in Space Psychology and Psychiatry and realistically portrays the psychological issues that could affect a crew returning from a long-duration Mars expedition. Second, it was written in Kent Woodlands.

Nick Kanas is an Emeritus Professor of Psychiatry at UCSF. He has more than forty years experience conducting research and writing about psychological and interpersonal issues affecting people living and working in space. For over twenty years, was a Principal Investigator of NASA-funded research on astronauts and cosmonauts. He has lived in Kent Woodlands with his wife, Carolynn, since 1987.

As a kid, Nick says he was a "space cadet." And his childhood interest in space has permeated his life. He has been an amateur astronomer since childhood. He has collected antiquarian celestial maps for over thirty years and has given talks on celestial cartography to amateur and professional groups.

The "Star Maps" which Nick has authored won't help you find the homes of Hollywood stars. They feature images from actual, antique celestial books and atlases. Nick explained the reason for star maps as follows, "Before amateur telescopes had computers embedded in them, you had to 'star-hop' to find what you hoped to see. You would find a bright star and would orient yourself to that, then hop from star to progressively dimmer stars to find the nebula or galaxy you were interested in, using a star map to guide you." Nick was the first to publish a book on them, and later he published a book on solar system maps.

Nick is also the author and co-author of many professional books based on his research at UCSF and the VA Hospital in group therapy for psychotic patients. And he has published three science fiction novels, one of which is described above. (His publisher calls them "scientific novels" because each contains an Appendix which reviews the science behind the story. In the Appendix, results from "actual psychological and interpersonal studies of people living and working on-orbit" are summarized and linked to specific events in the novel.)

In closing, Nick stated that he and Carolynn love living in Kent Woodlands. "The peace and stability of the neighborhood make it easy for me to write."

— Ann Becker, President

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If you know a Kent Woodlands resident who you think would be a good subject for a future column, please let me know. Email me at info@kwpoa.com with "Possible Subject for President's Note" in the subject line.

Sheriff's Report

The following is a recap of Sheriff's activity in Kent Woodlands during the month of January:

Alarm Activations	11 Activations
911 Hang-Up	3 Incidents
Vacation Homes	10 Homes
Vacation Checks Completed	64 Checks
Extra Patrol Request Completed	37 Checks
Citizen Assist	5 Incidents
Civil Advice	1 Incident
AOA Fire	4 Incidents
Assist Outside Agency	4 Incidents
Verbal Disturbance	1 Incident
Noise Complaints	3 Complaints
Thefts	2 Incidents
Traffic Stops	11 Stops
Parking Complaints	5 Complaints
Suspicious Vehicles/Persons	5 Incidents
Traffic Accidents	1 Accident

Residents are reminded to lock their doors and vehicles and set their alarms even if their property is gated. And, of course, never leave anything of value in your vehicle.

— Deputy Scott Anderson

Pedestrian Safety

We have recently heard reports of near-misses between cars and pedestrians who are walking with their heads down and looking at their mobile phones.

On our narrow roads with blind curves, it is especially important for pedestrians to be alert at all times. Please keep in mind the following tips:

- Don't use your cell phone or engage in other distracting activities while walking. Keep your head up and your eyes on the road!
- If you're using headphones, ensure the volume is at a reasonable level so that you can hear any potential dangers and alerts before they become an issue. Noise-cancelling headphones should always be avoided while walking so that you can be aware of your surroundings.
- If you must talk or text or respond to that email, move to the side of the road and stop walking while doing it. If you're a parent, teach your children not to use their mobile devices while walking or driving.
- **DRIVERS** — please keep your speed down and keep an eye out for pedestrians and bikes.

Thanks for keeping our streets safe!

SAVE THE DATE!

KWPOA's next FOOD TRUCK EVENT

Sunday, May 3rd • 5:30-7:30pm

All residents welcome — bring the whole family!

Architectural Applications: March 2020

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, March 10, 2020

Applicant	Property Address	Category/Project Description
New Applications for March		
Walker	122 Goodhill	C1 Minor Changes
Morgan	10 Diablo	C5 Substantial Remodel
Continued Applications to be considered in March		
Barber	26 Rancheria	C5 Substantial Remodel
Applications Approved in February		
Yates	455 Woodland	C1 Minor Changes
Open Enforcements		
7 Rancheria		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Ireland	14 Fern	Roof Color
8 Vineyard	8 Vineyard	Tree Removal
Tiernan	115 Evergreen	Tree Removal
Mallouh	43 Evergreen	Window Replacement

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley
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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Next Regular Board Meeting

Date: Thursday, March 26, 2020 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of February 27th Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of February 27th Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

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	Kentfield, CA 94904
Phone:	**415-721-7429**
Fax:	**415-532-1487**
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Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Anne Barr, Director/AC	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 #293 April 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

A Note from Supervisor Katie Rice

Dear Kent Woodlands Residents:

We are in our second week of the Shelter-in-Place order. I hope you and your family are doing okay, maybe even finding some silver linings in this never imagined reality we are living today. A week ago, we were thinking basic best hygiene, today we are being asked to limit our activities to only the most necessary, to avoid contact with others as much as possible, and prepare for weeks of living life this way. Happy gatherings, celebrations, more somber goodbyes, the annual events, the major milestones of life that bring us together will have to be marked, celebrated, memorialized in different ways during this time of social distancing. But as we are all discovering, there are ways to connect, to share, even to celebrate, without being together in the same physical space.

This will be a marathon, not a sprint– for everyone. One we need to prepare for, respond to, and adapt to as individuals, as families, and as members of the larger community. We are going to need to look out for one another, helping where we can, asking for help when we need it. And one day, hopefully not too long from now, when we can gather, the power of being together will be just that more meaningful.

Sharing below some updates from the County as we respond and adapt to COVID-19, and a couple other messages as well. For anything touched on here, or anything else, please never hesitate to contact me at krice@marincounty.org or 415-473-7825.

First off, and very important: If you have not signed up for Marin County Covid-19 updates, please do so now at coronavirus.marinhhs.org/subscribe. The covid-19 website is coronavirus.marinhhs.org/ and is being updated daily with newest information related to the Coronavirus in Marin, including a comprehensive FAQ sheet answering the myriad of questions being asked by residents regarding the virus, the Shelter-in-Place order, and more.

Shelter in place, recreate close to home: As of March 22, Marin County's public health officer has asked that residents confine their open space recreation activities to parks, trails, and fire-roads that are in walking or biking distance of their residence. In other words, exercise within your own community. Don't drive to beaches, open space, or parks outside your neighborhood; and when you are out, maintain social distancing. Community members may walk or bike to nearby Marin County preserves, parks, and pathways that are open. Visit **marincountyparks.org/** for more information and updated location list. For neighboring MMWD, while the district's watershed office will be closing to the public, the watershed remains open, but vehicles and parking will not be allowed on the watershed until further notice. Visit **https://www.marinwater.org/510/Coronavirus-Response** for more information.

Emergency actions: The County has begun taking steps to blunt the economic impact the coronavirus is having on our community with a priority focus on our most disadvantaged, our most physically and economically at risk. Among the actions taken to date:

The county has partnered with the Marin Community Foundation to create a **$1 million dollar fund** specifically to assist our most economically vulnerable residents, seniors or others needing assistance in the very near term. The

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$1million will go towards emergency rental assistance for low income residents, expanding food programs for low-income individuals and families, expansion of existing senior meal programs, ensuring Wi-Fi access for economically disadvantaged student; and establishing emergency childcare for health care workers and emergency responders towards ensuring that this critical workforce has options for childcare and family support so they can keep working. Click on **tinyurl.com/r92s97c** for more information.

We have also adopted a **temporary eviction moratorium** to prevent evictions for residential and commercial tenants that are related to loss of income from the COVID-19. The moratorium lasts until May 31, 2020 and would apply countywide.

Much of the work, programs and services delivered by the County continues, though in some instance, perhaps delivered/accomplished in a somewhat different fashion. The goal is to keep our employees and the public as safe as possible while delivering vital services, supporting residents, keeping the wheels of government functioning. For a complete rundown of county department operations, visit **tinyurl.com/syp48n5**. Or call my office with questions.

Sincerely,
Katie Rice

***FOR OUR PRINT SUBSCRIBERS:** Please visit kwpoa.com to access the electronic version of this newsletter with live links to the items mentioned in this article.*

Sheriff's Report

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

Alarm Activations	9 Activations	Verbal Disturbance	1 Incident
911 Hang-Up	3 Incidents	Noise Complaints	0 Complaints
Vacation Homes	11 Homes	Warrant Arrest	0 Arrest
Vacation Checks Completed	56 Checks	Thefts	0 Incidents
Extra-patrol Request completed	32 Checks	Vandalism	0 Incidents
Citizen Assist	2 Incidents	Traffic Stops	8 Stops
Civil Advice	4 Incidents	Parking Complaints	0 Complaints
AOA Fire	6 Incidents	Suspicious Vehicles/Persons	7 Incidents
Assist Outside Agency	3 Incidents	Traffic Accidents	1 Accident

— Deputy Scott Anderson

KWPOA's next FOOD TRUCK EVENT

Rescheduled to Sunday, June 7th • 5:30-7:30pm

Stay tuned for more details!

Architectural Applications: April 2020

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, April 14, 2020

Important Notice: As events unfold regarding COVID-19, it may be necessary to reschedule, or change the format of, AC meetings. Accordingly, consult the KWPOA event calendar at **www.kwpoa.com** for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for April		
Rowe	9 Madrone Way	C3 Preliminary Review
Applications Approved in March		
Walker	122 Goodhill	C1 Minor Changes
Morgan	10 Diablo	C5 Substantial Remodel
Barber	26 Rancheria	C5 Substantial Remodel
Open Enforcements		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Lyons	535 Woodland	Tree Removal
Weins	211 Goodhill	Tree Removal
Smock	375 Crown	Time Extension

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: **Thursday, April 23, 2020 - 6:00PM**
Location: **TBD - check kwpoa.com for updates**

- Call to Order
- Public Comment
- Approval of March 26, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of March 26 Executive Session Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

*(**This is a preliminary agenda. Final agenda 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	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/AC	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 PROPERTY OWNERS ASSOCIATION
KENTFIELD, CALIFORNIA

FINANCIAL STATEMENTS
DECEMBER 31, 2019

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Members
Kent Woodlands Property Owners Association
Kentfield, California

Report on the Financial Statements
We have reviewed the accompanying financial statements of Kent Woodlands Property Owners Association which comprise the balance sheet as of December 31, 2019, and the related statement revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Kent Woodlands Property Owners Association's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility
Our responsibility is to conduct the review engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance as a basis of reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion
Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the accounting principles generally accepted in the United States of America.

Other Matters
Kent Woodlands Property Owners Association has not estimated future common property maintenance expenditures because the amounts are considered immaterial and, therefore, has not presented supplemental information of estimated future expenditures from its reserve fund and its future funding requirements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

R.J. Ricciardi, Inc.

R.J. Ricciardi, Inc.
Certified Public Accountants

San Rafael, California
March 16, 2020

1101 FIFTH AVENUE, SUITE 360 SAN RAFAEL, CA 94901 TEL (415) 457-1215 FAX (415) 457-6735 www.rjrcpa.com

Kent Woodlands Property Owners Association
BALANCE SHEET
December 31, 2019

	Operating Fund	Reserve Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 264,515	$ 75,000	$ 339,515
Prepaid expenses and other current assets	3,022	-	3,022
Total current assets	267,537	75,000	342,537
Noncurrent assets:			
Land	4,490	-	4,490
Total noncurrent assets	4,490	-	4,490
Total assets	$ 272,027	$ 75,000	$ 347,027
LIABILITIES AND FUND BALANCES			
Current liabilities:			
Accounts payable	$ 13,473	$ -	$ 13,473
Total current liabilities	13,473	-	13,473
Fund balances:			
Fund balance	258,554	75,000	333,554
Total fund balances	258,554	75,000	333,554
Total liabilities and fund balances	$ 272,027	$ 75,000	$ 347,027

See notes to the financial statements and independent accountant's review report.

Kent Woodlands Property Owners Association

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2019

	Operating Fund	Reserve Fund	Total
Revenues:			
Residential assessments	$ 132,214	$ -	$ 132,214
Design review fees	53,250	-	53,250
Disclosure packages fees	3,785	-	3,785
Interest and other income	122	3,309	3,431
Total revenues	189,371	3,309	192,680
Expenses:			
Secretarial payroll	43,261	-	43,261
Design review	52,799	-	52,799
Rent	19,069	-	19,069
Insurance	11,619	-	11,619
Office expenses	18,885	-	18,885
Accounting	3,820	-	3,820
Legal fees	13,911	-	13,911
Social committee, net of reimbursements	11,555	-	11,555
Utilities	842	-	842
Landscaping and maintenance services	4,757	-	4,757
Property taxes	432	-	432
LPR cameras	1,080	-	1,080
Other	2,929	-	2,929
Total expenses	184,959	-	184,959
Revenues in excess of expenses	4,412	3,309	7,721
Fund balances, beginning of year	16,817	309,016	325,833
Fund balance transfer	237,325	(237,325)	-
Fund balances, end of year	$ 258,554	$ 75,000	$ 333,554

See notes to the financial statements and independent accountant's review report.

Kent Woodlands Property Owners Association
STATEMENTS OF CASH FLOWS
For the Year Ended December 31, 2019

	Operating Fund	Reserve Fund	Total
Cash flows from operating activities:			
Revenues in excess of expenses	$ 4,412	$ 3,309	$ 7,721
Adjustments to reconcile revenues in excess of expenses to net cash provided by operating activities:			
Fund balance transfer	237,325	(237,325)	-
Changes in certain assets and liabilities:			
Prepaid expenses and other current assets	4,829	-	4,829
Accounts payable	9,801	-	9,801
Net cash provided (used) by operating activities	256,367	(234,016)	22,351
Net increase (decrease) in cash during the year	256,367	(234,016)	22,351
Cash balance, beginning of year	8,148	309,016	317,164
Cash balance, end of year	$ 264,515	$ 75,000	$ 339,515

See notes to the financial statements and independent accountant's review report.

NOTE 1 - GENERAL

Kent Woodlands Property Owners Association (the Association) is a California nonprofit mutual benefit corporation that was established on June 1, 1966. The Association's purpose is to enforce the rules and regulations adopted by the Board of Directors, the covenants, conditions and restrictions as set forth in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands,* and the deed restrictions encumbering certain lots and parcels within the Kent Woodlands real estate common interest development located in the County of Marin, California. The Association was also organized to own, repair, maintain and manage the common property of Kent Woodlands, and to otherwise enhance and promote the use and enjoyment of Kent Woodlands.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The financial statements and fiscal records of the Association are prepared on the accrual basis of accounting and, therefore, include all support and revenues when earned and all expenses when incurred, regardless of whether these support and revenues or expenses were received or paid as of the end of a fiscal period.

B. Fund Accounting and Reserve Fund

The Association uses fund accounting, which requires that funds, such as operating funds and reserve funds, be classified separately for accounting and reporting purposes. The Association maintains a reserve fund primarily to pay for extraordinary expenditures that cannot be funded by the operating fund, such as substantial maintenance of its common property or legal action necessary to enforce its regulations. Disbursements from the reserve fund and operating fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund generally may be made only for designated purposes.

C. Cash and Cash Equivalents

For purposes of reporting the statement of cash flows, cash and cash equivalents include cash on deposit with financial institutions and liquid investments such as certificates of deposit.

D. Property and Equipment

Property and equipment is depreciated using straight-line methods over their estimated useful lives ranging from three to seven years. As of December 31, 2019, the Association's property consists of land with a historical cost of $4,490. No depreciation expense is taken on the land.

Maintenance, repairs, and renewals that neither materially add to the value of the property nor appreciably prolong its useful life are charged to expense as incurred.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

E. Residential Assessments and Allowance for Uncollectible Assessments

Members are subject to an annual assessment to provide funds for the Association's operating expenses and the funding of its reserve fund. The annual budget and member's assessments are determined by the Association's Board of Directors. Assessments receivable represent fees due from members at the balance sheet date. At December 31, 2019, assessments receivable were immaterial. The Board of Directors has the authority to levy special assessments against its members and their lots. Certain assessments require prior membership majority approval. Specific related information is available in the *First Restated Declaration of Covenants, Conditions, and Restrictions for Kent Woodlands.*

F. Use of Estimates

The financial statements have been prepared in conformity with U.S. generally accepted accounting principles and, as such, include amounts based on informed estimates and judgments of management with consideration given to materiality. Actual results could differ from those estimates.

G. Risk Management

The Association is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; and natural disasters for which the Association carries commercial insurance.

H. Subsequent Events

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 16, 2020, the date the financial statements were available to be issued.

I. Accounting Pronouncements

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842).* The guidance in this ASU supersedes the leasing guidance in *Topic 840, Leases.* Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the balance sheet for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classification affecting the pattern of expense recognition in the income statement. The new standard is effective for fiscal years beginning after December 15, 2020, including interim periods within those fiscal years. The Association is currently evaluating the impact of the pending adoption of the new standard on the financial statements.

NOTE 3 - INCOME TAXES

Property owner associations may be taxed either as an owner association or as a regular corporation. For the year ended December 31, 2019, the Association was taxed as an owner association. Under that election, the Association is taxed on its nonexempt function net income, such as interest income and certain nonexempt function expenses, at a flat rate of 30%. Exempt function income, which consists of member assessments and other member fees, is not taxable.

The Association has analyzed the various federal and state filing positions and believes that its income tax filing positions and deductions are well documented and supported. Additionally, the Association believes that no accrual for tax liabilities is necessary. Therefore, no reserves for uncertain income tax positions have been accrued.

NOTE 4 - CASH AND CASH EQUIVALENTS

The cash balances as of December 31, 2019 were as follows:

Bank of America	$	36,151
Charles Schwab - Money Market		203,364
Charles Schwab - CD with expiration date of 2/1/21		100,000
Total	$	339,515
Operating Fund	$	264,515
Reserve Fund		75,000
Total	$	339,515

The bank balances were insured under the $250,000 blanket umbrella by the FDIC. The remaining balances were uninsured and held by the financial institutions in the Association's name. It is the opinion of management that the solvency of the financial institutions is not of particular concern at this time.

NOTE 5 - LEASE COMMITMENTS

The Association leases its administrative office through October 31, 2020. Monthly rent of $1,725 increased on November 1st to $1,772, in proportion to increases in the consumer price index. The minimum annual rent commitment related to the remaining lease term amounts to $17,720 for the year ending December 31, 2020. Rent expense for the year ended December 31, 2019 was $19,069.

NOTE 6 - RESERVE FUND

The Association maintains a reserve fund primarily to pay for extraordinary expenditures that cannot be funded by the operating fund, such as substantial maintenance of its common property or legal action necessary to enforce its regulations. Disbursements from the reserve fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund generally may be made only for designated purposes. During the year ended December 31, 2019, $237,325 was transferred from the reserve fund to the operating fund.

The Reserve Fund as of December 31, 2019 was as follows:

	Beginning Balance	Interest Income	Interfund Transfer	Ending Balance
Reserve Fund	$ 309,016	$ 3,309	$ (237,325)	$ 75,000

Kent Woodlands Journal

Newsletter #294 May 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note: Social Distancing

A recent New York Times story offers excellent advice for handling situations in which you see people disobeying our shelter-in-place, social distancing orders.

They break these situations into 3 categories: when you are put at risk; when you're not at risk; and when you aren't sure. Here is their advice:

1) When you're put at risk:

If someone is putting you at risk, such as by ignoring six-foot markers while waiting in line to pay at a grocery store, speak up.

"We have to be very forward with making sure that we communicate with the individual," Ms. Swann said. "Turn to that individual and, very frankly, very honestly, with respect and consideration, say, 'Will you please take a few steps back? I would like to make sure I'm protecting both you and me.'"

This may offend the other person, she said, but they are putting your health at risk, and you have every right to speak up for yourself. "Don't worry about how the other person might feel. Say what you need to say, do it with grace and dignity, and allow them to deal with their feelings and emotions about what just transpired," Ms. Swann said.

You can also make changes if you feel an environment is not safe for you. "I can control my own behavior more than I can control others' behavior," said Bethany Teachman, Ph.D., professor of psychology at the University of Virginia. For example, she recently went into a grocery store where the employees were not wearing masks. She first spoke to the manager and thanked the store for providing a community service. "At the same time, I wanted them to know I was uncomfortable that the staff wasn't wearing masks," she said. She has decided she won't go back unless she calls ahead and she confirms they are using masks.

2) When you're not at risk:

A neighbor working in his yard coughs without covering the cough; your neighbor's mom comes over and hugs her grandchildren; you see neighbors having a drink closer to five feet apart than six.

None of these situations put you at risk, but they still spike extra anxiety on top of the existing anxiety of living in a pandemic, said M.J. Ryan, executive coach and author of "The Power of Patience: How This Old-Fashioned Virtue Can Improve Your Life."

"We're already on alert, so the amygdala goes 'threat!' and it turns on a fight or flight response," Ms. Ryan said, referring to the part of the brain that's involved in emotional response. "Fight goes from irritation to lack of patience, frustration, all the way to rage."

One way to override this response is to engage in compassion. Instead of getting angry about a neighbor whose actions have no effect on you, Ms. Ryan recommended to mentally wish them well with a phrase like "May they be safe and protected" or "May they be free from harm." These kinds of loving, kind and compassionate thoughts can stop the urge to "go over there and slap that person," Ms. Ryan said.

She also recommends thanking people when they do practice appropriate social distancing. It "reinforces the behavior in other people and it just gives them a little feel-good hit because their kindness is being acknowledged," she said.

3) When you're not sure:

Even if we think we know what is best, we don't always know the context of what we're seeing. "We have to have some sensitivity to the fact that we don't know the entirety of the situation," Ms. Ahmed said.

(Continued on page 2)

(Social Distancing — Continued from page 1)

That gaggle of children riding bikes may be a blended family, that group hanging out together in a backyard might be a multigenerational family that lives in the same home, or the person in the closed park may be homeless and trying to social distance themselves. "That's very different than if you saw someone going to the grocery store and licking oranges," she said.

Most municipalities have also asked citizens to call non-emergency police lines if they see something that makes them uncomfortable. Ms. Swann, who was a flight attendant post-9/11, likens it to the "If you see something, say something" campaigns. "It's important for the well-being of our community to follow those guidelines," she said, though common sense should prevail. "There's a difference between being a nosy Gladys from 'Bewitched' and actually doing your due diligence as a citizen."

The non-emergency number for the Marin County Sheriff is: (415) 479-2311.

— Ann Becker, President

Link to full NY Times Article: *www.nytimes.com/2020/04/17/smarter-living/neighbors-not-practicing-social-distancing-heres-what-to-do.html?referringSource=articleShare*

Sheriff's Report

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

Alarm Activations	3 Activations
Vacation Homes	3 Homes
Vacation Checks Completed	18 Checks
Extra patrol Request Completed	67 Checks
Welfare Checks	4 Incidents
Citizen Assist	13 Incidents
Civil Advice	6 Incidents
Assist Fire Dept.	3 Incidents
Assist Outside Agency	2 Incidents
Noise Complaints	1 Complaint
Warrant Arrest	0 Arrests
Thefts	1 Incidents
Vandalism	0 Incidents
Traffic Stops	7 Stops
Parking Complaints	9 Complaints
Suspicious Vehicles/Persons	3 Incidents
Traffic Accidents	1 Accident

— Deputy Scott Anderson

Pull Those Weeds — It's an Essential Service!

The days are warming, and the weeds are drying! A particularly dry winter coupled with the coronavirus pandemic will complicate hazard mitigation efforts and strain resources statewide. While measure C was approved by 71% of Marin voters, most of those resources will be used on public property. But much of the land most at risk is privately owned. Homeowners, now is the time to manage those weeds and dry vegetation around your property. Remember, your lots go to the street and while the county has a right of way along the roads, they are NOT responsible for maintaining the roadside vegetation. For those of you who are a member of KWPOA, it is actually in the CCRs that homeowners "manage weeds and other natural vegetation in a way which reduces the risk of fire." Please remember that fire knows no borders, and we all need to protect our community by each one of us doing our fair share. For more information go to firesafemarin.org.

— Fire Safety Committee

KWPOA's next FOOD TRUCK EVENT

POSTPONED FOR THE SPRING/SUMMER... WILL RESCHEDULE FOR THE FALL!

Architectural Applications: May 2020

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: Tuesday, May 19

Important Notice: Due to the ongoing Covid-19 Shelter-In-Place order, this month's AC meeting will be held via teleconference. Please email jwilliams@kwpoa.com for participation instructions. As events unfold regarding COVID-19, it may be necessary to reschedule, or change the format of, AC meetings. Accordingly, consult the KWPOA event calendar at www.kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for May		
Rowe	9 Madrone Way	C3- Preliminary Review
Rowe	9 Madrone Way	C1- Minor Changes
200 Woodland LLC	200 Woodland	C1- Minor Changes
Hagey	670 Goodhill	C1- Minor Changes
Applications Approved in April (Meeting Cancelled)		
None		
Open Enforcements		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Wilka	108 Woodland	Tree Removal
200 Woodland LLC	200 Woodland	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: **Thursday, May 28, 2020 - 6:00PM**
Location: **Via videoconference. Contact jwilliams@kwpoa.com for info.**

- Call to Order
- Public Comment
- Approval of April 23, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 23, 2020 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda 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**
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Board Members and Staff

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Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Anne Barr, Director/AC	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
PROPERTY OWNERS ASSOCIATION

DATE: **MAY 1, 2020**

TO: **KWPOA MEMBERS**

FROM: **BOARD OF DIRECTORS**

RE: **DRAFT (Updated) Voting Policy**

With last year's passage of Senate Bill 323, every Voting Policy in the State became outdated on 1/1/20. In our efforts to stay on top of these changes in the law, we have worked with legal counsel to revise and update our Policy. Attached is a copy of the new Voting Policy for your review (pursuant to Civil Code §4360). The enclosed draft combines the new law with our existing Voting Policy and unaffected portions of our Bylaws. It will provide us with one updated reference document on the subject of voting. If you want to provide input to the Board, please do so soon. The Board intends to formally adopt this policy at our June 25, 2020 Board Meeting.

Please submit your comments via email to info@kwpoa.com or postal mail to KWPOA, PO Box 404, Kentfield, CA 94914-0404.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
VOTING AND ELECTION PROCEDURES POLICY ©

[Consistent with the 1995 Bylaws]

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KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

VOTING AND ELECTION PROCEDURES POLICY ©

[Consistent with the 1995 Bylaws]

Community Associations are governed by a variety of authorities including the Corporations Code, portions of the Civil Code called the Davis-Stirling Common Interest Development Act, and the Association's Governing Documents. The legislature has examined voting and election procedures and amended the Davis-Stirling Act to impose a variety of procedures that pre-empt any conflicting provisions in existing Governing Documents and/or the Corporations Code. The purpose of this policy is therefore to integrate the applicable authorities into a single document.

I. MEMBER VOTING GENERALLY

1.A. <u>One Ballot per Lot</u>. On each matter submitted to a vote of the Members[1], each Member shall be entitled to cast one ballot for each Lot owned by such Member. When more than one (1) Person owns an interest in a single Lot, any ballot cast by a single Member shall be deemed the authorized ballot for that Lot. If more than one ballot is received for a Lot, the first ballot received shall be counted and no subsequently received ballot shall be recognized. If a Member owns more than one Lot in the Association, the Member should submit a separate ballot for each such property owned.

1.B. <u>Who Votes</u>.

- **Individual Owners (Members)**: Individuals in the chain of title can vote.
- **Trustee Owners**: Trustees named in the chain of title can vote the same as individual Members.
- **Corporate Owners**: Entities (such as corporations or partnerships) must appoint and identify in writing an authorized individual.
- **Proxy-Holders**: A Member may give a Directed Proxy to another Member to vote on his/her behalf.
- **Power of Attorney ("POA")**: After confirmation of the POA authority and request for ballot, that individual can vote on behalf of the Member. The POA authority stops upon death of the Member.
- **Deceased Owner(s)**: Counsel may be consulted to address circumstances related to Estates, Executors, etc.

1.C. <u>No Cumulative Voting</u>. There shall be no cumulative voting.

1.D. <u>Voter List</u>. The Association shall generate and update a **Voter List** separate from the general Membership list. It is updated prior to each election (see Section 5.A.iii) and includes the following information:

- Member's name;
- Voting power, such as Powers of Attorney or Entity/Owner Representatives (if any);
- Physical address of the voter's separate interest, the parcel number, or both;
- The mailing address for the ballot if different from the physical address or if only the parcel number is used.

The **Voter List** is vital to the tally process.

[1] The terms Member and Owner are synonymous in this policy.

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1.E. Ballots and Meetings. When a question is put to a vote of the Members, if required by law[2], direct ballots by mail will be used. The voting material must include the Board's tally meeting information (or general membership meeting). The meeting time may be extended by subsequent notice. As to voting subjects not covered by law (or this policy), the Board may use these or other reasonable procedures that best fit the circumstances of that particular vote.

1.F. Quorums. The Governing Documents , Davis-Stirling Act, or other provisions of law may specify a quorum for Member approvals. If no quorum is so specified, the quorum shall be equal to one-third (1/3) of the total Voting Power. (See specific quorums by subject under **Section II** below.

II. TYPICAL TYPES OF VOTES GOVERNED BY THIS POLICY

2.A. Election of Directors. The Association shall hold an election for a seat on the Board of Directors at the end of the corresponding Director's term. The quorum requirement to elect Directors shall be 10% of the voting power. Thereafter, the candidates receiving the largest number of votes will be elected. See also **Section 5.I** below regarding uncontested elections / acclamation.

2.A.i. Nominations. The Association is always looking for volunteers who are willing to serve on the Board. At least 30 days before the close of nominations, the Association shall provide **Individual Notice** of the upcoming **Election** and the procedure for nominating candidates. A Member may self-nominate. Nominations will close as announced by the Board. Shortly after the close of nominations, ballots with all qualified candidates' names included will be prepared and delivered to Members. There shall be no "write-in candidates."

2.A.ii. Candidate Qualifications. A candidate must be a natural person and a Member (owner in chain of title) of the Association. If title is held by a Trust, the Trustee(s) named on title is the Member(s) for purposes of candidacy (and voting). If title is held by an entity such as a corporation or partnership, and the entity wants a representative not in the chain of title to be a candidate, counsel should be consulted.

2.B. Recall of Directors. The recall of one or more Directors is addressed in the Corporations Code §7222, Bylaws, and/or Civil Code §§5100-5130. In addition to those standards, double-envelope balloting will be used. Any or all Directors may be recalled by the approval of at least a majority of a quorum, with a quorum defined for this purpose as one-third (1/3).

2.C. Assessment Decisions. The approval of a majority of a quorum of Members is required for the Board to raise regular Assessments or impose a Special Assessment above certain prescribed amounts, as set forth in Civil Code §5605. For purposes of this section, a quorum is specifically defined as more than fifty percent (50%+) of the Voting Power of the Association. (If there are 570 Lots, this would require participation by the Voting Power of at least 286 Lots and the approval by a majority of those participating in the vote.)

[2] The four subjects that require double envelope, 30-day mail in balloting are: Election/Recall of Directors, Assessment decisions, Governing Document amendments, and grant of exclusive use of Common Area. [Civil Code §5100(a)(1)]

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2.D. Governing Document Amendments. Should the Association desire to amend its Articles of Incorporation, Bylaws and/or CC&Rs, the text of the proposed amendment(s) shall be delivered to the Members with the ballot. Quorum participation and/or the number of votes necessary to pass will be indicated on the ballot and/or in the ballot material. Amendment of the Articles requires the approval of a majority; amendment of the Bylaws requires the approval of 25%; and amendment of the CC&Rs requires the approval of 51% of the Voting Power.

2.E. Grant of Common Area Exclusive Use Easements. Our subdivision documents and Governing Documents identify areas of ownership and control. If approval of Members is required for the Association to delegate control of an area that would otherwise be Common Area, then the voting process in this policy shall be used. Approval requires at least sixty-seven percent (67%) of the voting power.

2.F. Other Issues. At the discretion of the Board, any issue presented to the Members for a vote may be conducted using the double-envelope process described in this policy. If the vote does not involve election or recall of Directors, amendment of Governing Documents, Assessment approval, or grant of exclusive use of Common Area, then the Board may describe alternate voting procedures with the voting material.

III. CAMPAIGNING

In the context of an election or other vote, if media or Common Area access is provided to candidates or Members advocating a point of view, all are to be treated equally with respect to such opportunities to communicate with Members (such as by newsletter or website). The Association shall not edit or redact content from these communications but may include a statement specifying that the candidate or Member, and not the Association, is responsible for that content. The Association is not required to offer communication opportunities to candidates or Members advocating a point of view; however, if such a benefit is offered to one candidate or Member, the same opportunity must then be offered to all.

If the Board offers to include candidate or other issue information with the Annual Meeting package (or any mailing associated with a Member vote), there may be reasonable restrictions on the size, weight and format of the information. For example, a standardized form may be required to set forth candidate information.

IV. INSPECTORS OF ELECTION

To assist in the logistics of balloting and other voting matters, one or three individuals shall be appointed by the Board. These individuals are called “Inspectors of Election.” Their job is to process and count ballots, to assure confidentiality in the voting, as well as to make judgment calls if there is a problem in the paperwork. Because the most common practice is to use three Inspectors of Election, most references in this policy will be plural. This should not be construed to eliminate the option of using only one.

An Inspector of Election must be an “independent third party.” Those *not* qualifying as independent include a member of the Board, a candidate or a co-Owner with either, or an immediate family member of a Board member or candidate. Also not qualifying are the property manager or other person employed by the Association (except for the specific task of being an Inspector). Typically an Inspector will be one or three Members who are independent of these restrictions. The

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Inspectors may appoint and oversee additional persons to assist with the count and tabulation of ballots, provided they too are neutral third parties.

The Inspectors of Election responsibilities include:

- Appoint, direct and supervise assistant(s) to help with the balloting and tally process.
- *(Optional:)* Double Check Advance Work done by the Board and/or administrator regarding the Nominations Process.
- *(Optional:)* Double Check Advance Work done by the Board and/or administrator regarding the **Voter List** Compilation. *At least 30 days before ballots are distributed*, the Association will ask Members to verify the accuracy of their information on the **Voter List**. Confirm with the administrator / Board that appropriate edits/updates will either be made to the List, or that any edits are reported to the Inspectors to make the changes to the List. Inspectors should confirm whether or not there are any Powers of Attorney or Entity/Owner Representatives who will be casting ballots. If there are, be sure this is noted on the **Voter List** and there is proper documentation.
- *At least 30 days before an Election*, confirm delivery of the balloting package. There is overlapping responsibility of the Board and Inspectors to oversee delivery of ballots and voting material. (Civil Code Sections 5100 & 5115) Unless otherwise specified, the Board is responsible for distribution (by mail and/or hand delivery) of the ballots and accompanying materials. Unless the Inspectors direct otherwise, the ballot return envelopes will be addressed to the Inspector(s) of Election in care of the administrator. The Inspectors shall confirm that a copy of the Voting Policy has either been or will be included with the mailing of the ballots, or if the Association has a website, that the following phrase has been included on the ballot, in at least 12-point font: "The rules governing this election may be found here: kwpoa.com."
- After the close of nominations, Inspector(s) may certify the use of acclamation as provided for in the Bylaws.
- Where ownership changes during the voting cycle, determine if the seller voted or, if not, whether or not the buyer's ballot will be accepted.
- When an unsigned ballot envelope is received, utilize discretion as to if and how the Member may be given an opportunity to sign the envelope prior to the start of opening envelopes and counting.
- Determine the number of memberships entitled to vote and the voting power of each.
- Review the **Voter List** and Unopened Ballot Envelopes.
- Count and tabulate ballots.
- Determine the authenticity, validity, and effect of proxies, if any.
- Determine the authenticity and validity, of Powers of Attorney or entity representative authority, if any.
- Determine or confirm when the voting (or polling) shall close.
- Disqualify subsequent ballots received from a Member after receipt of the first ballot from that Member or from a co-Owner.
- Disqualify any ballot that is not an Official Ballot prepared by the Association.
- Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote.
- Address any other irregularities which may arise during the voting process.
- Determine a method to break tie votes.
- Control custody of the **Election Materials** for a period of 12 months following the publication of the tallied election results.
- Control and oversee any post-election Member request to review the ballots.

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The Inspectors of Election may also take other actions to assure fairness in the election process and compliance with this policy and any other applicable rule or policy (which does not conflict with this policy).

Inspectors of Election shall perform their duties impartially, in good faith, to the best of their ability, as expeditiously as is practical, and in a manner that protects the interest of all Members of the Association. If there are three Inspectors of Election, the decision or act of a majority shall be effective in all respects as the decision or act of all. Any report made by the Inspector(s) of Election (such as the tabulation of ballots) is prima facie evidence of the facts stated in the report.

The Inspectors of Election are responsible for the processing of the sealed ballots as they are received. Unless the Inspectors designate otherwise, the mail-in ballots shall be returned to the Inspectors of Election at the address of the administrator. Once a ballot is received, it is irrevocable. The Inspectors or designee may verify the Member information on the outer envelope prior to the meeting at which ballots are tabulated. The envelopes shall not be opened until the meeting at which the tabulation is to occur. After publication of the tabulated results of the election, the Inspectors direct and control the storage of the **Election Materials** for a period of 12 months. Thereafter, custody shifts to the Association.

V. VOTING PROCEDURES

The following procedures apply to those Member decisions identified in **Section II, 2.A-2.E** above.

5.A. Timing.

5.A.i. Appointment of Inspector(s) of Election. ***At least 60 days prior to an Election*****,** the Board should appoint inspector(s) of Election.

5.A.ii. Nominations: ***At least 30 days before any deadline for submitting a nomination***, the Association shall provide **Individual Notice** of the procedure and deadline for submitting a nomination.

5.A.iii. Verification of Voter Information. *At least 30 days before the ballots are distributed***,** the Association shall permit Members to verify the accuracy of their individual information on a **Voter List**. The Association or Member shall report any errors or omissions on the List to the Inspector of Election (unless otherwise specified, in care of the administrator) who shall make the corrections within two business days. If there are any Powers of Attorney or Entity/Owner Representatives who will be casting ballots, these must be identified on the **Voter List** and appropriate documentation provided to the Association in this time frame.

5.A.iv. Balloting Information: ***At least 30 days before ballots are distributed***, the Association shall provide **General Notice** of the following:

- The date and time by which ballots are to be returned (by mail or hand delivery) to the Inspectors of Election;
- The address where ballots are to be returned; and
- The list of all candidate names that will appear on the ballot.

Individual Notice shall be used for any Member who has requested **Individual Notice**.

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Inspectors of Election may coordinate with the Board regarding these details.

5.A.v. Mail-in Ballots. ***Not less than 30 days ahead of the Election***, the Association shall deliver (by first class mail or hand delivery) voting material, such as ballots, voting instructions, explanatory material, candidates statements, etc., to every Member. Prior to opening the received ballots, the Board may reasonably extend the voting period to achieve greater Member participation in reaching quorum requirements (if applicable) or amending CC&Rs (which require approval of a significant percent of all Members).

5.B. Official Ballot. Only the Official Ballot form generated by the Association will be counted.

5.C. Secret Ballot. Voting shall be done by secret ballot. The Association shall use procedures (including those described below) to assure such confidentiality.

5.D. Use of Proxies. Balloting by mail has largely eliminated the usefulness of proxies. Therefore, proxies will not be distributed by the Association in conjunction with any vote conducted pursuant to this policy. If a proxy is submitted, it must strictly comply with Civil Code §5130. Proxyholders must attend the meeting at which ballots will be tallied to present the proxy and deliver the completed Member ballot. Alternatively, a proxyholder may place the correct proxy authorization page in the outer envelope along with a completed ballot in the secret inner envelope, and sign the outer envelope as proxy-authorized.

5.E. No Identification On Ballot. In order to preserve confidentiality, a voter may not be identified by name, address, or Lot or parcel number on the ballot.

5.F. Voting by Mail. For this mail-in voting, the Association shall provide Members with ballots and two pre-printed envelopes along with instructions. The instructions shall specify how ballots are to be returned. The Association shall use as a model those procedures used by California counties for ensuring confidentiality of voter absentee ballots, including all of the following:

- The ballot itself is not signed by the voter. After marking the ballot, it is to be inserted into an envelope that is then sealed. This envelope is inserted into a second envelope that is also then sealed. In the upper left hand corner of the second envelope, the voter prints and signs his or her name, address, and Lot or parcel number that entitles him or her to vote. Note that an outer envelope received without a Member signature will not be counted (unless a signature is added prior to the tally of the ballots).

- The second envelope is addressed to the Inspectors of Election, who will be tallying the ballots. The envelope may be mailed or delivered by hand to a location specified by the Inspectors of Election. In the event no location is specified by the Inspectors of Election, it shall be the administrator's address. The Member may request a receipt of delivery.

5.G. Delivery of Completed Ballots. Typically, ballots will be returned by first class mail. However, ballots may also be hand-delivered. Additionally, if permitted by law, ballots may be cast electronically.

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5.H. Irrevocable. Once a ballot is received, it is irrevocable. If a ballot is properly cast and received within the balloting period, and a sale occurs, the new Member does not get to cast a second ballot. If no ballot has been cast / received for that property prior to the final voting deadline, the new Member can cast the ballot.

5.I. Uncontested Election / Acclamation. If, at the close of nominations, the number of qualified nominees is equal to or less than the number of Directors to be elected, the Board may extend the nominations period to encourage greater participation in the electoral process. In the alternative, the Board and/or Inspectors may declare that all of the qualified nominees are elected without further action if:

(1) The Board has made a good faith effort to encourage Members to volunteer as candidates;
(2) The Board provided **Individual Notice** of the **Election** and the procedure for nominating candidates at least 30 days before the close of nominations;
(3) All qualified candidates have been permitted to run; and
(4) Write-in candidates are not permitted.

In that event, the Board shall send notice to Members within 15 days of the close of nominations that the candidates have been elected by "acclamation."

5.J. Live Voting at a Member Meeting. If there is a quorum-qualified meeting of Members and the Board opts to conduct voting at the meeting (i.e., in addition to double-envelope balloting), the Board shall use procedures to assure the secrecy of ballots cast. The Inspectors of Election shall have authority over these and all other ballots received.

VI. BALLOT TABULATIONS & ANNOUNCEMENT OF RESULTS

An Inspector of Election or designated assistant may verify the Member information on the outer envelope prior to the tally meeting. No one is permitted to open the inner envelope containing the ballot prior to the meeting at which the ballots are to be counted and tabulated.

Inspectors of Election shall go about the business of counting and tabulating the ballots at a properly noticed open meeting of the Board or Members. Any candidate or other Member of the Association may witness the counting and tabulation of the ballots.

The tabulated results of the election shall be promptly reported to the Board and shall be recorded in the minutes of the next meeting of the Board. Members have a right to review the results. Within 15 days of the election tally, the Board shall publicize the tabulated results of the election in a communication directed to all Members.

VII. RETENTION OF ELECTION MATERIALS

For a period of one year following publication of the tallied results of the election, the Inspectors of Election are responsible for custody of the **Election Materials**. Unless the Inspectors determine otherwise, the location for storage of the **Election Materials** will be with the administrator. After 12 months, the custody of the ballots shifts to the Association. In the event of a formal challenge to the election process, Election Material is to be preserved. Upon written request, the Association will coordinate with the Inspectors of Election and make the ballots available for inspection and review by Members or their authorized representatives. Any such review shall be conducted in a manner that preserves the confidentiality of the vote.

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VIII. DEFINED TERMS

8.A. "Election" as bolded throughout this Policy means the date on which the ballots are scheduled to be opened and tallied.

8.B. "Election Materials" means and includes returned ballots, signed voter envelopes, the **Voter List** of names, parcel numbers, and voters to whom ballots were to be sent, proxies (if any), Inspector of Election Worksheet, and the list of candidates.

8.C. "General Notice" means delivery of documents and/or information to a Member by Individual Notice, inclusion in a billing statement or newsletter, or posting the printed document in a prominent place at the Property designated for such notices.

8.D. "Individual Notice" means and includes any of the following: first class mail; posting in the Common Area; inclusion in newsletter or billing statement; email (if the Member has consented). Additionally, if a Member has requested Individual Notice (i.e., email), then the Association shall provide information to that Member by email.

8.E. "Voter List" means the list of membership information generated by the Association, and verified by the Members prior to each election, which includes the following information: Member's name and voting power, physical address of the voter's separate interest, the mailing address for the ballot if different from the physical address, and identification of Powers of Attorney or Entity/Owner Representatives (if any).

IX. AMENDMENT OF VOTING POLICY

This policy shall not be amended less than 90 days prior to the scheduled meeting at which the ballot tally is to be conducted.

dlr: 2/7/20
Per Civil Code §4360
Distributed to Members: _____
Formal Board Adoption: _____

_ 2020 Vote Policy.323 v2 KW.wpd

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Kent Woodlands Journal
Newsletter #295 June 2020
The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note: Happy Trails

One of the best things about living in Kent Woodlands is our easy access to nearby hiking, mountain biking and running trails. For that reason, we are re-printing a column which appeared in our newsletter last year.

No matter where you live in Kent Woodlands, you are never far from a trailhead. Always on a search for new trails to explore, I asked four Kent Woodlands residents who are avid hikers, bikers and trail runners to reveal their favorites.

FOR FAMILIES WITH YOUNG CHILDREN:

Jeff Leh is a Marin native and son of parents who took full advantage of Mt. Tam trails while he was growing up. Jeff and his wife Aubrey moved to the Woodlands from San Francisco a little over 4 years ago, after the youngest of their three children was born. With little time to enjoy all of the local trails while his kids were still in diapers, he's been out and about quite a bit these days, immersing his family in the same fantastic environment their grandparents fell in love with.

Jeff's three favorite kid-friendly nearby hikes:

1) **The Crown Road fire road (aka Southern Marin Line Road)** is relatively flat and therefore perfect for heavy duty strollers. It is also dog-friendly, for dogs on leash or under voice-command (and owners who are equipped with poop bags). The intermittent distant views are great. Depending on the season, you may see wildflowers and hear the hooting of an owl. To get to the trailhead: Go to the southern end of Crown Road.

2) **The Dawn Falls Trail**, which you can access from the Crown Road fire road, is "perfect after a heavy rain, when the falls will be running," according to Jeff. "It's also nice during the hot summer weather when you will appreciate the shade." It takes about an hour to descend to the bottom, which is Madrone Canyon and the Larkspur park that the kids call "Dark Park" due to the shade.

3) **The trail around Phoenix Lake** is a 2.7 mile loop which has several short uphill or downhill sections, but between them is fairly gentle. (It's not stroller-friendly.) The best access to Phoenix Lake is through Natalie Coffin Greene Park, at the end of Lagunitas Road in Ross.

(Continued on Page 2)

HAPPY TRAILS (Continued from page 1)

FOR HIKERS:

Michelle Wilcox, who has led hiking and running groups on Mt. Tam, moved into Kent Woodlands in 1996. She and her husband raised their two children here, and enjoyed having trails right out their front door. What started as a "convenient" exercise routine, running became a passion for Michelle. She runs with Tamalpa Runners based in Marin County, and captained their women's Masters Team. She competed in all distances ranging from 5k's to marathons, and tackled her first ultra marathon in the Spring of 2011. Michelle's spirited enthusiasm, endless energy, and the love of running enabled her to do what she loved most — running for fun and good health with people that shared that same passion. She coached both girls' running and nutrition as well as women's trail running on Mt. Tam for many years with Team LOLA. Although no longer coaching, she and her family still enjoy Mt. Tam on foot, on bikes, and with their Weimaraner, "Blue."

Bitsa Freeman is an avid hiker who knows Mt Tam like the back of her hand. She is a Marin native who enjoyed the trails as a kid on horseback — back in the days when seeing horses on the trails was much more common than seeing runners or mountain bikers.

Sara Wardell-Smith has lived in Kent Woodlands for almost 20 years. She developed her love of the outdoors growing up in the English countryside (Buckinghamshire and Berkshire) where she enjoyed horseback riding, hiking, orienteering...and driving in demolition derbies! She and her husband, Bruce, enjoy spending their free time exploring Mt. Tam together — hiking, running and mountain biking. When I spoke to Sara about how she felt about living so close to Mt Tam, she quoted Herb Caen in response, "The precise location of heaven on earth has never been established but it might very well be right here!"

Michelle's favorite hikes:

1) **Yolanda Trail** – Michelle says "My all-time favorite hiking or running trail is the Yolanda Trail, I simply love the varied terrain (flat, hills, single track, woods, wide open space, you name it). Start on Crown Rd (near Phoenix Rd), start down through cut in guard rail on Allen trail, left at bottom, right up Gertrude Ord around Phoenix lake on back side, right at Phoenix Junction, left up Yolanda. From that point there are many routes to extend the hike or run for as long as you like, eventually making your way back for a loop up the Harry Allen trail back home."

2) **Hoo Koo E Koo** – Michelle says "Another shorter favorite is starting at Crown Rd., up Hoo Koo E Koo, crossover Blithedale Ridge to continue on Hoo Koo E Koo, up stairs to Hoo Koo E Koo fire road, down Hoo Koo E Koo (this is on Knob Hill), to the Crown Road fire road and back to your starting point. Only 3 miles round trip but you truly feel like you have escaped and gotten a great workout in."

Bitsa's favorite hike:

Hoo Koo E Koo – This is Bitsa's all-time favorite hiking trail. She says "The Hoo Koo e Koo is a perfect reflection of the variety of Marin's landscape. You start a steep climb in a heavily forested and shady tree corridor and you crest at the sunny, stunning view junction of Blithedale Ridge where on summer days you can see why living in Kentfield is preferable to Mill Valley due to the thick blanket of fog that is usually covering up MV. Plus the views of the Bay and City are stunning. I never tire of that loop."

Sara's favorite hikes:

For Sara Wardell-Smith, choosing one favorite hiking trail was too difficult, so she mentioned two nearby trails:

1) **Tucker trail up to Eldridge fire road and then down around Phoenix Lake** – "This makes for a nice hiking loop. It's very shaded and it's particularly lovely in the winter when all the waterfalls are running."

2) **Phoenix Lake – Yolanda Loop –** "I also like hiking down to Phoenix Lake (starting out on the trail on the northern side of Crown Road, which is closer to Goodhill) and then go up the Yolanda trail and down Hidden Meadow to Phoenix Lake and then I usually head back to the Woodlands via the Bill Williams trail."

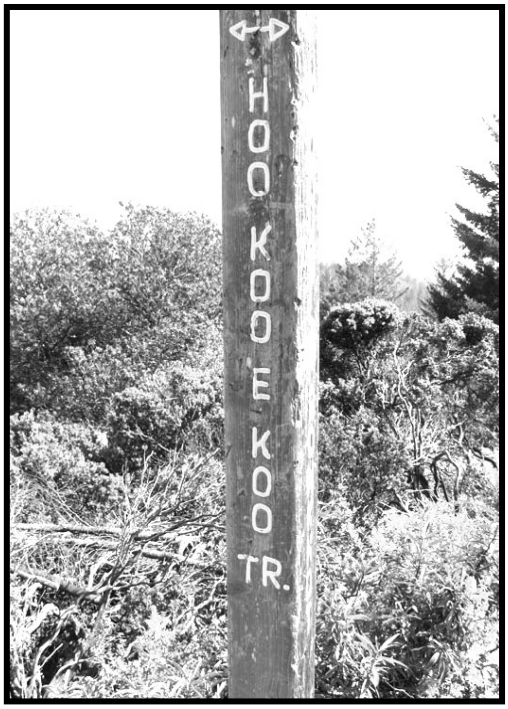
(Continued on Page 3)

HAPPY TRAILS (Continued from page 2)

FOR TRAIL RUNNERS:

Sara's favorite running trails:

1) **Hoo Koo E Koo Figure 8 Loop** – "If I don't have much time, then I like to run the Hoo Koo E Koo "Figure 8" loop. It's a great single track trail with some expansive views along the way. I usually start out at the Crown Road trail head in the Woodlands. (This is also a great loop to hike.)"



2) **Dawn Falls** – "If it's a particularly hot day, I like running down Dawn Falls (also starting out at the Crown Road trail head) and either up the Ladybug trail up and around King Mountain and back (this loop is a pretty shaded, with some good elevation and views) ... or I'll take Dawn Falls all the way to the "somewhat secret" Big Dog connector trail (warning: this connecting part is *super steep)* up to the Southern Marin line, and then up Huckleberry, back via Blithedale Ridge fire road."

3) **Eldridge** – "For a longer run, I like going up Eldridge fire road (starting out at the Evergreen fire road trail head — warning: the first 5 minutes are *very* steep!) There's a great view at Inspiration Point and then I take Northside Trail (this is always a very quiet/lightly trodden single track trail to run.) Then I usually go down Collier Springs (or for a longer run, down Lower Northside Trail) down to Lake Lagunitas, and then I usually loop back via Lakeview down to Phoenix Lake and then back up to the Woodlands via the Harry Allen trail."

Advice to new residents of Kent Woodlands:

Bitsa says that any new resident of Kent Woodlands should seek to experience our neighborhood treasure: all the trails that surround our community. For example, the Harry Allen trail is a short trail that begins off Crown (the northern end) and terminates on Phoenix Rd. It's a peaceful, rarely used neighborhood gem that is mostly used by locals — in comparison to the crowded and heavily used Crown Road fire road (aka Southern Marin Line Road).

Michelle says she always tells newcomers to try and hook up with a local to hit the trails with for the first few times. "It's always nice to have someone along who knows their way and can point out intersections, various options, etc. Be sure to buy a Tom Harrison Mt. Tam Trail Map, too! Don't leave home without it!"

Sara suggests that you consider tracking your hiking and trail running progress on a map. As Sara explains, "My husband, Bruce Raabe, and I love to explore the trails on Mt. Tam together. A few years ago, we printed the MMWD trail map, laminated it, and then hung it on the wall of our garage," Sara explains. "Our goal was to run every trail on the mountain, starting out from our home in the Woodlands. Every time we ran a new trail together, we'd use a marker to highlight it on the map. It was a great way to get to know the mountain!"

Download the watershed maps here:
http://marinwater.org/DocumentCenter/View/5231/Watershed-Map-2-pages-PDF?bidId=

To that, I would like to add that whether you are a parent with a stroller, a hiker, or a trail runner, our nearby trails are wonderful. As John Muir said "Of all the paths you take in life, make sure a few of them are dirt." I hope to see you out there.

— Ann Becker, President

IMPORTANT ARCHITECTURAL COMMITTEE REMINDERS!

GENERATORS: If you're considering installing a generator, please remember that you'll first need to obtain written approval from the Architectural Committee. Because generators can create a noise nuisance for neighbors, resulting in complaints, the Architectural Committee reviews generator placement and soundproofing with the goal of minimizing impact on neighbors. For additional information about submitting an application for approval, please contact Michael Barber, Architectural Coordinator, at mbarber@kwpoa.com or 415-721-7429 for more information. Michael can provide information about the approval process before you invest in equipment and installation. Architectural Committee application forms are also available on our website, www.kwpoa.com.

EXTERIOR PAINT: Are you thinking of painting your home? Please remember that our CC&Rs and Architectural Rules require the use of muted earth tones. If you choose an exterior color from our approved palette (available to view in our office), no application is required. Other colors will require an application and approval by the Architectural Committee. Contact us at 415-721-7429.

Sheriff's Report

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

Alarm Activations	4 Activations
911 Hangups	0 Incidents
Vacation Homes	2 Homes
Vacation Checks Completed	15 Checks
Extra-patrol Request Completed	129 Checks
Welfare Checks	13 Incidents
Citizen Assist	9 Incidents
Civil Advice	2 Incidents
AOA Fire	3 Incidents
Assist Outside Agency	0 Incidents
Verbal Disturbance	0 Incidents
Noise Complaints	1 Complaint
Warrant Arrest	0 Arrests
Thefts	0 Incidents
Vandalism	0 Incidents
Traffic Stops	3 Stops
Parking Complaints	2 Complaints
Suspicious Vehicles/Persons	5 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

Fire Safety News!

The newly created Marin Wildfire Prevention Authority "MWPA" will begin conducting individual defensible space and home hardening evaluations in our neighborhood in June & July. The MWPA evaluation teams, wearing proper facial coverings, will be going door-to-door requesting access to the exterior of your property to conduct a complete and comprehensive 360 evaluation of your home and property. Homeowners can choose to accompany the evaluators during the home evaluation, but it is not required. You can contact your local fire agency if you have any questions. Please see attached flyer for more information.

Sir Francis Drake Blvd. Project Update

Marin County has provided an update on the next phase of Upgrade the Drake, a project that will improve 2.2 miles of Sir Francis Drake Boulevard between Highway 101 and the Town of Ross.

The County will begin construction on June 1, and currently all construction activities are scheduled to take place during the night.

We encourage you to visit upgradethedrake.com to learn more and sign up for email updates. The project team will be updating the website on a weekly basis with traffic and construction updates once activities begin.

Architectural Applications: June 2020

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: Tuesday, June 9

Important Notice: Due to the ongoing Covid-19 Shelter-In-Place order, this month's AC meeting will be held via teleconference. Please email jwilliams@kwpoa.com for participation instructions. As events unfold regarding COVID-19, it may be necessary to reschedule, or change the format of, AC meetings. Accordingly, consult the KWPOA event calendar at www.kwpoa.com for any meeting changes.

Applicant	Property Address	Category/Project Description
New Applications for June		
Goldman	27 Evergreen	C2 - Minor Additions
Shapiro	22 Rock	C3 - Preliminary Review
Applications Approved in May		
Rowe	9 Madrone Way	C1- Minor Changes
Hagey	670 Goodhill	C1- Minor Changes
Applications Continued in May - Next Meeting to be Decided		
200 Woodland LLC	200 Woodland	C1- Minor Changes
Open Enforcements		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Atwater	106 Diablo	Tree Removal
Henderson	101 Crown	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: **Thursday, June 25, 2020 - 6:00PM**
Location: **Via videoconference. Contact jwilliams@kwpoa.com for info.**

- Call to Order
- Public Comment
- Approval of May 28, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- New Voting Policy: Discussion and Vote
- 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 28, 2020 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

(This is a preliminary agenda. Final agenda 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	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/AC	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

DEFENSIBLE SPACE AND HOME EVALUATION NOTIFICATION

May 15, 2020

Dear Resident,

Fire Department's throughout Marin have been in continuous contact with the Marin County Health and Human Services Department regarding the current state of the COVID-19 health crisis, and more importantly on what are the best practices during the Shelter at Home Order as restrictions begin to ease. Certain activities, such as fire hazard mitigation and defensible space clearance, have been allowed to continue with social/physical distancing and proper utilization of face coverings.

During the months of June through September, the newly created Marin Wildfire Prevention Authority "MWPA", supported by your local fire agency, will begin conducting individual defensible space and home hardening evaluations in West Marin, Ross Valley, **Kentfield, Larkspur, and Corte Madera**. The MWPA evaluation teams, wearing proper facial coverings, will be going door-to-door requesting access to the exterior of your property to conduct a complete and comprehensive 360-degree evaluation of your home and property. The evaluations will be used to assist homeowners in making their homes and properties defensible from fire.

The evaluation teams will be evaluating whether your home currently meets wildland-urban interface "WUI" defensible space and construction requirements and will make recommendations on how to improve your homes ability to survive a wildfire. The evaluation will also determine if your property meets the requirements for defensible space as required by the California Public Resource Code Section 4291 and the California Fire Code Section 4907.2 and 4908 (see the attached requirements). Properties that are determined to be in violation of the defensible requirements may be referred to your local fire department for further action.

Homeowners can choose to accompany the evaluators during the home evaluation; however, it is not required. Please do not hesitate to contact your local fire agency (email information below) if you should have any questions.

Sincerely,

Ruben Martin, Fire Marshal
Central Marin Fire Department
rmartin@centralmarinfire.org

Larry Pasero, Fire Inspector
Kentfield Fire District
lpasero@kentfieldfire.org

DEFENSIBLE SPACE REQUIREMENTS

Home

- Maintain all roofs, gutters, and decks clear of leaves, needles, and dead vegetation.
- Remove tree branches/limbs that are within 10 feet of a chimney outlet.
- Remove all tree branches and limbs that overhang within 6 feet (vertically) of a roofline or deck.
- Remove all vegetation from underneath decks.
- Remove all combustible storage from underneath decks.
- Firewood should be relocated to at least 30 feet away from the home or placed in a fire-resistant enclosure.

From the home out 100 to 150 feet or to the property line

- Cut all dead grasses to below 3 inches in height.
- Remove all dead vegetation and brush piles on the ground.
- Remove all dead branches, leaves and foliage from all trees, bushes and ground cover.
- Remove low hanging tree branches/limbs that are less than 4 inches in diameter a minimum of 10 feet from the ground on mature trees over 30 feet in height, or 1/3 the height from the ground on trees less than 30 feet in height.
- Remove all fire prone plants located within 30 feet of the home.

Roadway and Driveways

- Remove all fire prone vegetation within 10 feet of all roadways and driveways horizontally.
- Maintain a minimum of 15 feet of vertical clearance over roadways and driveways.

➢ The following fire prone plant species have been identified as very flammable and/or hazardous. Property owners are strongly encouraged to have them removed if they are located within 10 feet of a roadway or driveway, and within 30 feet of your home.

1. Juniper
2. Bamboo
3. Italian Cypress
4. Acacia
5. Pampas Grass
6. Broom/Gorse Species

For more information regarding defensible space, home hardening and emergency evacuation planning, please visit www.firesafemarin.com .

Kent Woodlands Journal

Newsletter #296 July 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors

On the hills of Marin, wildflower season is winding down, but that isn't the case in Jamie Everett's wildflower garden. Both Jamie and his wife, Aghaghia, are avid gardeners and the wildflower garden on their property along Crown Road near the Tucker Cut-off trailhead is mostly Jamie's project. Because I love wildflowers and have begun a native plants garden myself, I wanted to find out how Jamie created such a haven of wild blooms.

First, a little background. James Everett, aka "Jamie," grew up on the East Coast but has had family in California for four generations. He first moved to California to pursue a BS in Natural Resources from Humboldt State University, and eventually returned after earning a Master's degree in Forestry at Yale University. He has had a passion for economic and ecological sustainability for over 30 years, and ten years ago he co-founded a sustainability-focused venture capital firm, Ecosystem Integrity Fund. That's what he does professionally. In his free time, he is an avid gardener, having learned about plants by his mother's side beginning at age five.

When he and Aghaghia purchased their house on Crown Road, Jamie decided to plant a garden that would "look like nature, would be a habitat for honeybees and butterflies, and might encourage other people to do the same in their yards." There was space available along the road, where a stand of Junipers had been removed by the prior owners per the Fire Inspection.

The area had poor soil which had never been amended. To enrich it, he mixed in Fox Farm Happy Frog potting soil as well as a soil conditioner (organic matter) that he purchased at Sloat. He also added sand in some places and some fir bark where he would plant acid-loving plants. (He continues to fertilize with organic fertilizer, such as Espoma products.)

His planting began with the addition of large plants for "structure" – Arbutus, Redwoods, and Manzanitas. Next, he planted a variety of Sages, including the lovely purple "Cleveland Sage" (named after the President, not the city), Penstemon varieties from Watershed Nursery in Richmond, one Milkweed, Clarkia, Lupins, Monkeyflower, and Borage. Then, he scattered several pounds of wildflower seeds from High Country Gardens, watered it by hand, and waited. As time passed, he continued to plant wildflower seeds, because in our mild climate, one doesn't have to wait until Spring to do so.

He hadn't intended to fence it in, but the deer very quickly began eating his Manzanitas and not letting anything flower, so he had to install netting against the deer.

Before summer heat takes its toll, if you drive slowly along the north end of Crown Road and approach the spot where Crown turns into Phoenix, you'll see a magnificent wildflower display along a wooden fence. Feel free to stop and quietly admire the wildflower extravaganza which Jamie has cultivated there.

— Ann Becker, President

KWPOA does not endorse or promote any business or product mentioned in the President's Note.

If you know a Kent Woodlands resident who you think would be a good subject for a future column, please let me know. Email me at abecker@kwpoa.com with "Possible subject for President's Note" in the Subject Line.

CHIPPER DAY – JULY 21st

We are happy to announce that FIRESafe MARIN, with Measure C funding from the Marin Wildfire Prevention Authority, will conduct a curbside pickup chipper day in Kent Woodlands on **Tuesday, July 21**. **SPACE IS LIMITED AND SIGNUP IS REQUIRED.** Signups will be available starting two weeks prior to the scheduled day at **www.chipperday.com/marin**.

Chipper crews will dispose of a 10'x4'x4' pile of cut vegetation at no cost. 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 8am on our chipper event day. Limbs must be less than 8 inches in diameter. Please note; the actual pickup of material may be delayed for 1-2 days due to volume. Grass clippings, loose leaves, soft vegetation can't be chipped and must be disposed of in your green waste cans.

ALERT MARIN

Sign up to get alerts about emergencies and other important community news! Alert Marin provides you with critical information quickly in a variety of situations, such as wildfires, severe weather, flooding, earthquakes, missing persons, and evacuations of buildings or neighborhoods.

In Marin, the "Alert Marin" notification system is used by all fire and law enforcement agencies to make emergency and evacuation notifications. You must register your phone(s) and address at **www.alertmarin.org**.You will receive time-sensitive messages for any locations you specify, such as your home, mobile or business phones, email address, text messages and more. **SIGN UP TODAY!**

C.O.M. Project Update

A Measure B Update from College of Marin:

"With the approval of the Environmental Impact Report (EIR) at the June 16th Board Meeting, demolition of the Learning Resource Center building can begin at the end of this month and is expected to last through September. There will be heavy equipment onsite throughout the duration. Additionally, there will be trucks coming on and off site disposing/recycling the building materials. The safety of our campus, neighborhood, and business community are of utmost importance to us. As a result the College will be implementing very strict traffic mitigation measures. The preservation of our surrounding natural environments are critical as well. The College will be implementing strict environmental mitigation measures to protect the creek and the surrounding areas. Programming for the building is on pause during this continued stay at home order. We feel that until we can hold more in person meetings to finalize the details, we would be missing out on valuable input. Once Marin County enters the phase where we can host larger groups, we intend to hold a town hall meeting to finalize our feedback on the programming stage from students, faculty, staff, and surrounding community. Once the programming effort is complete, we will move into designing the building. We will be asking for your participation and engagement during this phase as well.

Thank you for all your patience as we work to improve our campus. Feel free to contact Isidro Farias, Director of Capital Projects, at ifarias@marin.edu should you have any questions or need more information about the Measure B projects. You can also visit the website at http://measurebcom.org/."

Hi-Lo Sirens

Evacuation orders via Hi-Lo Sirens: "If you hear Hi-Lo, it's time to go!" If a wildfire is imminent and the Fire Department orders us to evacuate, they will notify us in two ways: AlertMarin and Hi-Lo sirens.
The Hi-Lo sirens are on law enforcement vehicles and fire equipment. In the event of a mandatory evacuation, those emergency vehicles will travel the streets in the event area and use that setting on their sirens. Everyone in that area would be able to hear them.
The use of Hi-Lo sirens for evacuation will be used county-wide, so you may hear the Hi-Lo sirens in a neighboring town, such as Larkspur, Greenbrae or Ross. The Fire Department advises that if you feel unsafe and want to evacuate, then do so.

To hear what the Hi-Lo sirens sound like, watch this video: www.youtube.com/watch?v=BlSFt0-WzQM

Architectural Applications: July 2020

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, July 14

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Applicant	Property Address	Category/Project Description
New Applications for July		
Bonte	8 Buckeye	C2 - Minor additions
Pfendler	6 Turnagain	C1—Minor Changes
Baron	45 Idlewood	C2—Minor Additions
Continued Applications to be considered in July		
Goldman	27 Evergreen	C2—Minor Additions
Applications Approved in June		
None		
Open Enforcements		
14 Madrone		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
Goldsmith	40 Blue Ridge	Tree Removal
Ireland	14 Fern	Paint color
Kojima	330 Goodhill	Change to plan, Tree removal
Heibak	667 Idlewood	Tree Removal
Stamper	414 Crown	Minor Changes

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Regular Board Meeting

Date: **Thursday, July 23, 2020 - 6:00PM**
Location: **Via videoconference. Contact jwilliams@kwpoa.com for info.**

- Call to Order
- Public Comment
- Approval of June 25, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 25, 2020 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

KWPOA Contact Information

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Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Anne Barr, Director/AC	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
PROPERTY OWNERS ASSOCIATION

DATE: July 1, 2020

TO: KWPOA MEMBERS

FROM: BOARD OF DIRECTORS

RE: Updated Voting Policy

In our May newsletter, we provided KWPOA members the opportunity to review and comment on the Association's Draft Updated Voting Policy pursuant to Civil Code §4360. This new policy was developed due to the passage of Senate Bill 323, which rendered every Voting Policy in the state outdated as of January 1, 2020.

After carefully considering comments received from the membership, the Board of Directors voted unanimously at the June 25, 2020 Board Meeting to approve the Updated Voting Policy as published in the May newsletter.

Should you wish to receive a copy of the newly adopted Voting Policy, please contact the office at 415-721-7429 or info@kwpoa.com.

Kent Woodlands Journal
Newsletter #297 August 2020
The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know our Neighbors: Kate Courtney, Olympian

For most of us, the postponement of the 2020 Olympics is just another in the long list of things derailed by the COVID-19 pandemic. But for an athlete who's been training in preparation for this pinnacle of all athletic competitions, it's major.

Kate Courtney, who grew up in Kent Woodlands and whose parents Maggie and Tom Courtney still live here, is a professional mountain bike racer — a world champion in a male-dominated sport. Kate qualified for the 2020 Olympics and this year has been all about training for that event. Now that the Olympics have been postponed, it has forced Kate to drastically adjust her training program. But it has also allowed her to spend time in Kent Woodlands and to ride the bike trails on Mt. Tam.

As a kid, Kate frequently went on bike rides with her dad. Tom had a tandem mountain bike and she started riding on it with him at age 6. "Those adventures were fun!" Kate says. "Our rides from Kent Woodlands to the Mountain Home Inn to get blueberry pancakes were some of the best experiences of my childhood."

For Kate, bikes were about exploration and enjoyment until high school. That's when she discovered mountain bike racing. Until then, her team sport had been running, on Branson's cross-county team. She joined the mountain bike racing team just to stay in shape in the off-season. She loved it. "It was technical and tactical, exciting and hard. It's a combo of being the most fun ever and being really tough."

So, what advice does Kate have for Kent Woodlands parents of young children? "This area is unique for its access to outdoor recreation areas, untouched protected land that encourages exploration. My advice is to keep it fun, go to cool places, bring delicious snacks. If it's not fun, they won't want to do it. And take it one step at a time. Encourage them to try a new trail, a new hill or technical feature. Be prepared to crash a few times."

As Kate says "I grew up at the base of a mountain and that has shaped who I am." That mountain is where mountain biking was born.

Watch for Kate in the postponed Olympics. In the meantime, you may find Kate on her favorite local trail: Coast View Trail — a scenic, legal single track trail near Mill Valley.

For more information about Kate, go to www.katecourtney.com, and follow her on Twitter (@sparkleaddict) and Instagram (kateplusfate).

— Ann Becker, President

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If you know a Kent Woodlands resident who you think would be a good subject for a future column, please let me know. Email me at info@kwpoa.com with "Possible Subject for President's Note" in the Subject Line.

A Reminder About
Leaf Blowers

All residents are reminded of both KWPOA's and the County's noise rules with regard to leaf-blowers and other noisy maintenance equipment:

County Rule: Equipment may be used Monday through Friday from 7:00 am to 6:00 pm, Saturday 9:00 am to 5:00 pm

KWPOA Rule: Use of equipment is permitted between 7:30 am and 5:00 pm Monday through Friday, 9:00 am and 4:00 pm on Saturdays

Neither the County nor KWPOA allows the use of leaf blowers on Sundays or holidays.

Thank you for being a good neighbor and respecting the peaceful enjoyment of our neighborhood!

Check Your Perimeter for Trash and Overgrowth

When was the last time you took a look around the entire perimeter of your property? If it's been a while, a couple of things may need your attention:

- **Trash** tends to collect along the road-adjacent edges of properties. Please walk your property lines periodically to pick up any trash that may have accumulated.
- **Overgrown vegetation** along our narrow roadways hampers sight lines and creates a hazard for cars, cyclists, and pedestrians. Property owners are responsible for maintaining any vegetation on the edges of their lots.

Fire News from the Marin County Open Space District

Beginning on **Monday August 3**, Marin County Parks and Open Space District will be starting grant-funded fire fuel reduction work in Kent Woodlands, in the vicinity of Evergreen Dr. A map of the area is available on our web site at **www.kwpoa.com/fire-safety**. The work areas will focus on 2 acres of Open Space (green line to property boundary; property boundaries are represented by thin black lines). The goal of this work is to help create up to 200' of defensible space for this community. Work on private property is not funded by this grant. There will also be an additional 2 acres of fuel reduction along portions of Southern Marin Line and Evergreen Fire Roads. During the month of August, please plan for crew activity and some delays while accessing Open Space via the Southern Marin Line Fire Rd, Evergreen Fire Rd, and Hoo-Koo-E-Koo trail. Conservation Corps North Bay will be implementing this project, managed by MCOSD staff.

Marin County Fire Department crews will be doing work additional fuel reduction work in Kent Woodlands during August and September, in the areas of Open Space below Ridgecrest Rd. and Blue Ridge Rd. Additional work area maps will be provided once work dates are confirmed.

For more information please contact:
Jim Chayka, Superintendent (Marin County Parks) at jchayka@marincounty.org
Sarah Minnick, Fire Ecologist (Marin County Parks) at sminnick@marincounty.org

— Fire Safety Committee

Architectural Applications: August 2020

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, August 18

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New Applications for August		
Henderson	101 Crown	C3 - Preliminary Review
Continued Applications to be considered in August		
None		
Applications Approved in July		
Bonte	8 Buckeye	C2 - Minor Additions
Pfendler	6 Turnagain	C1 - Minor Changes
Baron	45 Idlewood	C2 - Minor Additions
Goldman	27 Evergreen	C2 - Minor Additions
Exempt and Administratively Approved Applications		
Barr	119 Evergreen	Tree Removal
Segars	316 Goodhill	Solar
Harbacek	512 Goodhill	Tree Removal
Blankenship	320 Crown	Fence
Schafer	101 Idlewood	Generator
Springfield	90 Upland	Solar
Babb	6 Greenwood Way	Solar
Open Enforcements		
14 Madrone		
67 Ridgecrest		
421 Crown		

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Next Board Meeting Agenda

Date: **Thursday, August 27, 2020 - 6:00PM**
Location: **Via videoconference. Contact jwilliams@kwpoa.com for info.**

- Call to Order
- Public Comment
- Approval of July 23, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Discussion & Vote on Proceeding with Member Survey on Adding White to Approved House Colors
- Neighborhood Directory
- Leaf Blower Noise Nuisance
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of July 23, 2020 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

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

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Kent Woodlands Journal

Newsletter #298 September 2020

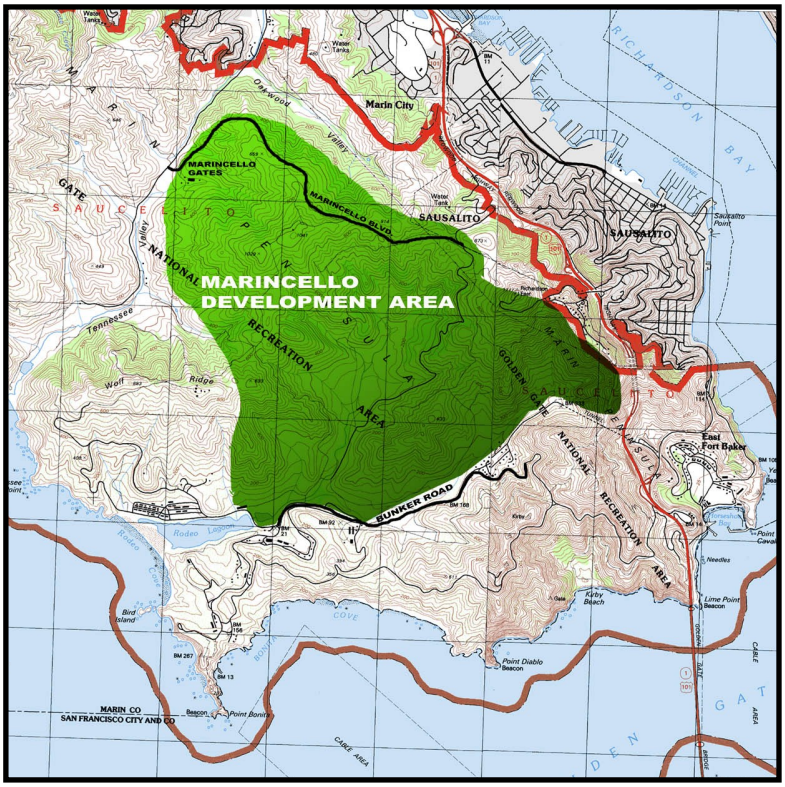
The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know our Neighbors: Bob Praetzel, Saving Marin from Marincello

If you're grateful for the vast amounts of open space in Marin, you should thank Kent Woodlands resident Bob Praetzel, and others like him, for fighting to protect it from development in the 1960's.

Bob and his wife, Nancy, have lived in Kent Woodlands since 1964. When they bought their property, Crown Road was unpaved and there was no sewer system yet. Nancy, who grew up in San Anselmo, had gotten to know Kent Woodlands as a Campfire Girl, volunteering at the annual "Grape Festival" fundraisers for Sunny Hills Orphanage at the Kent Estate. In those days, in the 1930's and 1940's, she says there were very few homes in Kent Woodlands other than the Kent family's houses.



Bob, a lifetime Environmentalist – or "Conservationist," as they were called in those days – also grew up in Marin. He practiced law here beginning in 1954. His first "environmental" case involved a first-growth redwood forest on the Olema Ridge whose owner intended to let a timber company cut it down. Protestors prostrated themselves on the access road and were arrested. Bob represented most of them. Their defense was "prevention of a crime," as Bob explained that "It'd be a crime to cut down those redwoods." The District Attorney dismissed the case and Bob's clients were released.

Then, in 1964, as Bob tells the story, "Gulf Oil acquired over 2,100 acres of property in Southern Marin County. The land consisted of valleys and rolling hills, bound on the east by the City of Sausalito and on the west by the Rodeo Lagoon, which was a stone's throw from the Pacific Ocean. It was Gulf's plan to turn this agricultural area into a self-sustained city called Marincello with a population of between 25,000 and 35,000 people."

The plan was to include "528 acres of commercial property, 175 acres of industrial property, offices, motels, fifty 16-story high-rise living units, a mile long mall, and at the highest point, a hotel" in the Headlands.

The Marin County Board of Supervisors approved the plan. What followed was "a classic battle between those who favored development, even on fragile land, and environmentalists." Both the Marin IJ and the Pacific Sun newspapers were in favor of the project. But there was substantial community opposition. Opponents claimed that this was too large a development with too much density, that it would cause terrible traffic problems, and that it would be a precedent for further development in Marin County. Also, as Bob points out, "The property was right in the middle of the proposed Golden Gate Recreational Area."

Continued on page 2

Bob Praetzel, Saving Marin from Marincello (continued from page 1)

Ground was actually broken for the project in 1966, and construction began on Marincello Boulevard. The Tennessee Valley access road was built and the "Gate to Marincello" was erected. But construction was stopped in 1967, due to the lawsuits brought by Bob and his group of "rebels."

The full story of the defeat of Marincello is a detailed one involving many determined people, petitions, lawsuits, etc. In 1970, a state appellate court found that the Marincello planners had failed to follow the law in the zoning appeal process. This victory was due to the hard work and legal savvy of Bob and others who identified at least ten occasions where the County of Marin completely ignored both California law, the Marin County Code and many court cases.

The Board of Supervisors withdrew their support for the project. And the area around the Golden Gate was eventually protected as the Golden Gate National Recreation Area, due to the work of others including the late Huey Johnson, who was then with the Nature Conservancy. According to Bob, "Huey obtained an option from Gulf to purchase the property. He then secured interim funding from Martha Gerbode and was able to hold the land until it was acquired by the government as part of the Golden Gate National Seashore."

Bob estimates that he put in over 1,000 hours of pro bono work to successfully defeat Marincello. For that, we all owe him our thanks.

For more information: See the documentary, "Rebels With a Cause." Narrated by Frances McDormand, the film tells the story of the battle against Marincello, as well as about the formation of the Point Reyes National Seashore and Golden Gate National Recreation Area. rebelsdocumentary.org/the-film/synopsis/

— Ann Becker, President

KWPOA does not endorse or promote any business or product mentioned in the President's Note.

If you know a Kent Woodlands resident who you think would be a good subject for a future column, please let me know. Email me at abecker@kwpoa.com with "Subject for President's Note" in the Subject Line.

Wildfire Safety Webinars

Have you checked out FIRESafe Marin's excellent "Living with Fire" webinar series? If not, you can view past presentations at **firesafemarin.org/living-with-fire.** You'll also find a schedule of upcoming seminars covering all aspects of wildfire preparedness.

FIRE Safe MARIN

From the KWPOA Board Regarding Alternative Energy Options:

Feel free to explore alternative energy options, such as solar panels and storage battery, or sound-muffled generators. The Architecture Committee will work with you to help you through the approval process. Since 2015, the Architecture Committee has received 33 solar applications and has approved all but one, which is pending. Contact Michael Barber, AC Coordinator, for information on the approval process, at **mbarber@kwpoa.com**.

Architectural Applications: September 2020

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: Tuesday, September 15

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

Property Address	Applicant	Category/Project Description
New Applications for September		
1 Orchard Way	Schow	C-3 Preliminary review
Applications Approved in August		
101 Crown	Henderson	C4 - Significant Change in Appearance
Open Enforcements		
14 Madrone (enforcement on hold)		
67 Ridgecrest		
421 Crown		
Exempt and Administratively Approved Applications		
40 Rancheria	Underwood	Tree Removal
90 Upland	Springfield	Solar Panels
11 Rancheria	Centeno	Tree Removal
9 Madrone	Rowe	Tree Removal
316 Goodhill	Segars	Solar Panels
115 S Ridgewood	Leon	House Paint
120 Evergreen	Fourty-Two, Inc.	Solar Panels
122 Goodhill	Walker	Generator
141 Upland	Geissberger	Solar Panels
37 Evergreen	Janzer	Tree Removal
351 Evergreen	Desmarais	Minor Addition

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Board Meeting Agenda

Thursday, Sept. 24, 2020 - 6:00PM via videoconference. Contact jwilliams@kwpoa.com for info.

- Call to Order
- Public Comment
- Approval of August 27, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Solar Panels Approval Process - Report/Vote
- Tree Removal Rules vis á vis Fire Safety - Report/Vote
- Proposed Survey of Members re: Paint Colors - Report/Vote
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of August 27, 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	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/AC	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 #299 October 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Eric Ryan

Halloween just won't be the same this year. Because of COVID-19, there won't a post-Parade pizza party, although there may be vehicle-based trick-or-treating on Woodland Road (see enclosed flyer for details).

Even so, we're very lucky to have a resident like Eric Ryan, who has hosted our annual KWPOA-sponsored Halloween Party for several years and is committed to host it in the future.

On paper, Eric would seem to be one of the least likely people to host a big neighborhood party. After all, he's the single parent of three active kids and is Co-Founder and CEO of three successful ventures in a row. But Eric describes himself as a "Connector," and he thrives on creating community, including in Kent Woodlands where community-building requires an active effort.

Continued on page 2

KWPOA 2021 Annual Meeting and Election

KWPOA's 2021 GENERAL MEMBERSHIP MEETING AND ELECTION will be held on Wednesday, January 20, 2021 via webinar (details to follow closer to the date).

CALL FOR CANDIDATES: Three of the seven directorships are up for election in 2021. 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 22th at 6:00pm via video/teleconference.

Nominations must be received by 5:00pm on October 31, 2020.

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, please 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

Eric Ryan—Continued from front page

What endears us to Eric is his community-building, but his career is pretty interesting too. He grew up in Grosse Point, MI, a Detroit suburb. He graduated from the University of Rhode Island, which he attended because of his intense interest in sailing. There, he was a member of the school's renowned sailing team. After graduation, he worked in marketing and design in London and Minneapolis, focusing on American consumer products. He then moved to San Francisco to join Hal Riney & Partners, where he managed the Saturn account.

Eric didn't plan to become the guru of environmentally-friendly cleaning products, but that's what happened. He and a childhood friend, Adam Lowry, an Environmental Chemist, co-founded Method in 2001. Eric had recognized a market opportunity. Most other cleaning products were poisonous and polluting and none were objects of beauty. The cleaning products aisle was "a sea of sameness." Initially, "nobody believed green could clean," but Method's products soon proved to be "as kind to the planet as they are tough on dirt."

When I asked Eric why he thought Method was so successful, he credited their company culture in which employees can take risks, be themselves, and have fun. "Method is a culture that doesn't fear failure," he says. "We try to always stay a little insecure, but we focus on always trying to do better." In his book, "The Method Method: Seven Obsessions That Helped Our Scrappy Start-up Turn An Industry Upside Down," he offers advice for entrepreneurs and the next generation of start-ups based on the success of Method.

After Method was sold to SC Johnson, Eric went on to co-found two other companies. His second start-up was Olly, a gummy vitamins and supplements line, which was sold to Unilever a year ago. His third start-up is Welly, with its fabric bandages and ointments in handy dandy tins. It's no accident that Welly is disrupting the first-aid sector like Method disrupted the cleaning products sector.

Bringing the subject of our conversation back to Kent Woodlands, Eric said there are two things he loves about our neighborhood. First is its natural beauty. He is committed to preserving the natural beauty of Kent Woodlands and its surroundings. And he loves the neighborhood spirit which was brought back by COVID-19, with more families walking and riding along Woodland Road. Eric says, "It reminds me of how we were raised, with a strong sense of community, and I want to do what I can to nurture that."

— 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. Send me an email at Annbecker@kwpoa.com with "Possible subject of President's Note" in the subject line.

Architectural Applications: October 2020

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: Tuesday, October 13, 2020

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

Property Address	Applicant	Category/Project Description
New Applications for October		
111 Goodhill	Powell	C-4 Significant Changes in Appearances
37 N Ridgewood	Janzier	C-4 Significant Changes in Appearances
7 Laurel	Quaroni	C-2 Minor Additions
Continued Applications to be considered in October		
None		
Applications Approved in September		
None		
Open Enforcements		
14 Madrone (enforcement on hold)		
67 Ridgecrest		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
11 Evergreen	Mathieson	Solar
170 Rancheria	Kimchalk	Generator
120 Goodhill	Jenkins	Generator
226 S Ridgewood	Burlingame	Fence
385 Woodland	Daly	Solar

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and/or 4th Tuesdays of each month from 5:30 to 7:30 p.m.** To be noticed in the newsletter and placed on the agenda, COMPLETE applications must be received by the 21st of the preceding month (or the Friday prior if the 21st falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or **mbarber@kwpoa.com**. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.

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

Next Board Meeting Agenda

Thurs. October 22, 2020 - 6:00PM via videoconference. Contact jwilliams@kwpoa.com for info.

- Call to Order
- Public Comment
- Guest Speaker on Fire Safety: Larry Paseo, Kentfield Fire
- Approval of September 24, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Nominations for 2021 Board of Directors Election
- Survey Results Regarding Exterior Paint—Discussion
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of September 24, 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**
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Web Site:	**www.kwpoa.com**
Email:	**info@kwpoa.com**

Board Members and Staff

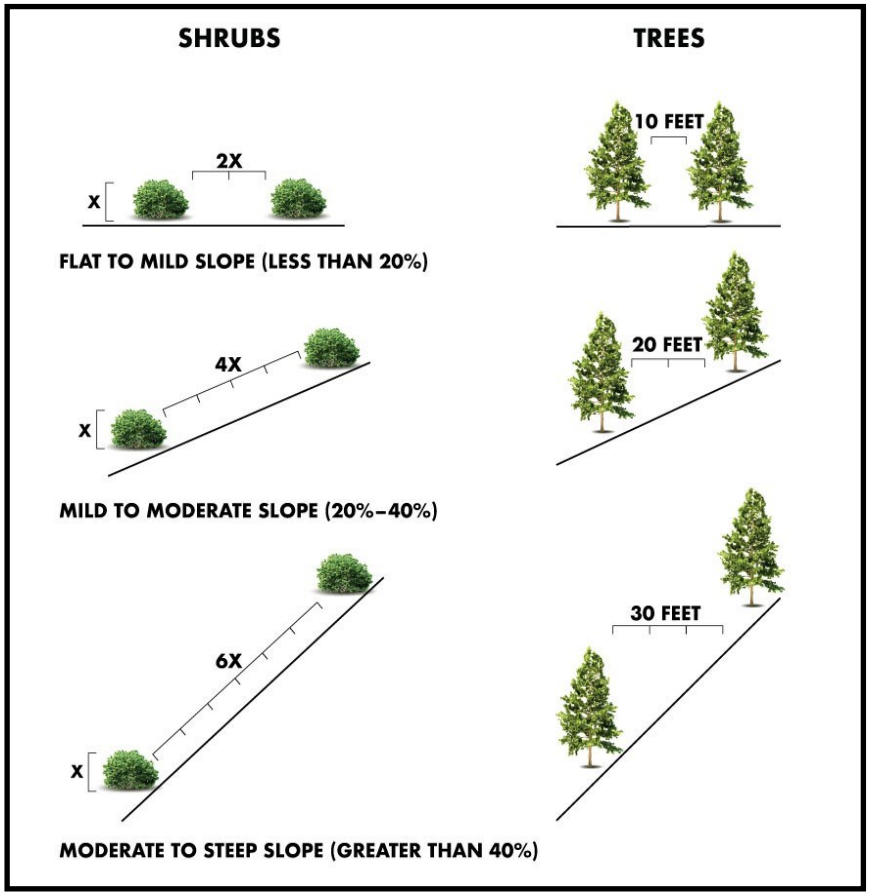
Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
Kirk Baierlein, Secretary	kbaierlein@kwpoa.com
Anne Barr, Director/AC	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Matt Kursh, Director	mkursh@kwpoa.com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

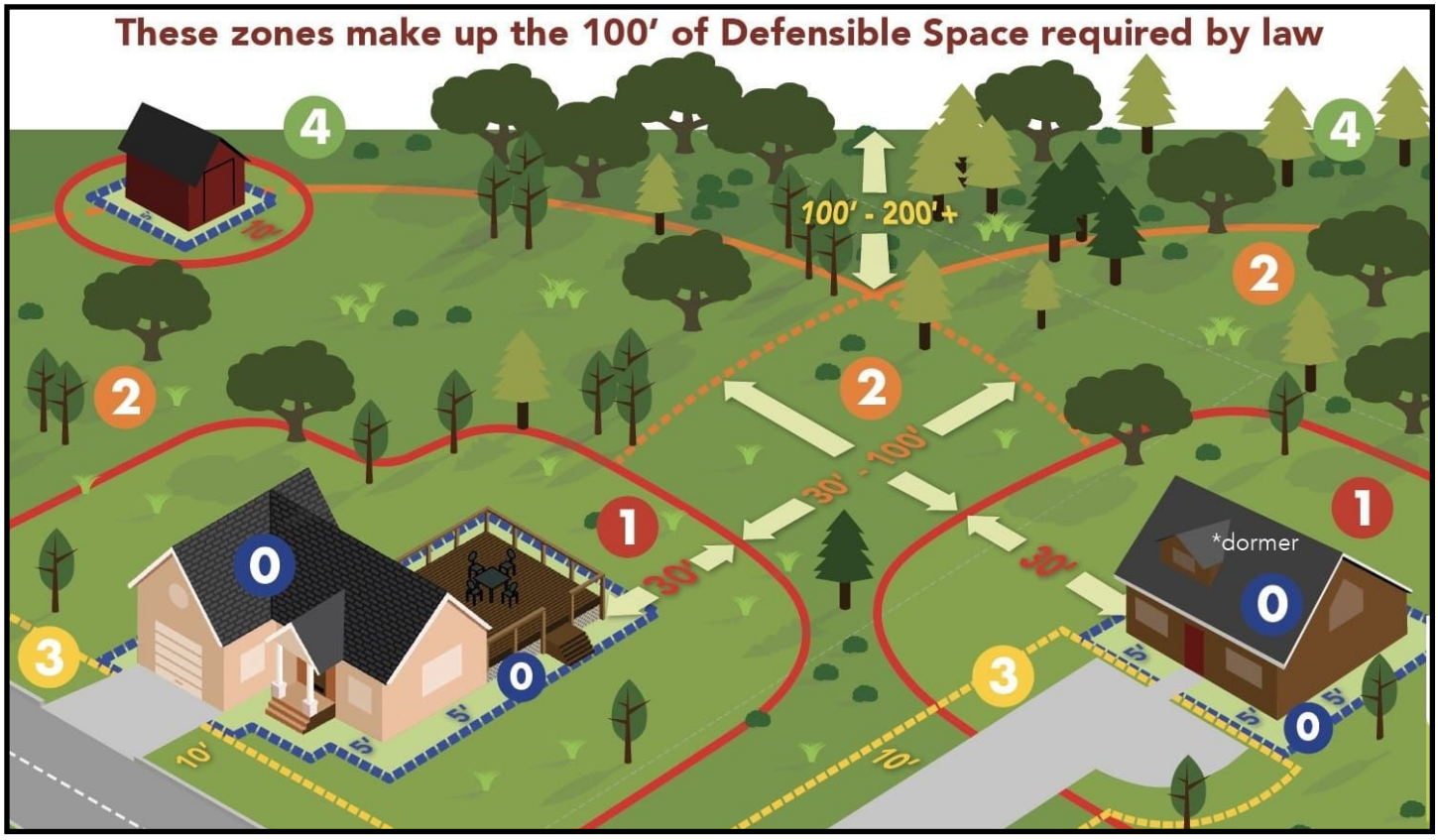
FIRE SEASON IS HERE!

Protect your home, your family and our neighborhood. If you haven't already, **CLEAR YOUR FIRE ZONES**. Learn about **EVACUATION PLANS** and how to **PACK A GO BAG**.

MORE INFORMATION AVAILABLE ON

FIRESAFEMARIN.ORG





HALLOWEEN UPDATE

Important news about the annual Kent Woodlands trick-or-treating event

While the Woodlands post-parade pizza party will not be occurring this year, the Marin County Department Health & Human Services recently published guidelines with alternatives for a safe & fun holiday which included car-based events. While our plans are not yet finalized, we are in the planning stages of a Halloween vehicle parade down Woodland Road between Goodhill & N. Ridgewood at 5:30 p.m. on Saturday 10/31 where all participants receiving candy (children) would remain in vehicles at all times and would line up at a predetermined location prior to the parade.

The Kentfield Fire Department has volunteered to lead the vehicle parade with one of their fire engines, and we're involving the Sheriff's Department for traffic safety. We're actively seeking neighborhood volunteers to set-up candy tables spread at least 6 feet apart from one another in the bike lane along the North side of Woodland Road. These volunteers would wear masks and gloves as they hand out commercially packaged non-perishable treats (e.g. candy!) to the vehicles as they drive by during the parade. Members of the same household would be welcome to sit behind the tables and watch while a designated member of their household passes out the candy. Decoration of vehicles would be optional yet encouraged, and the event would occur rain or shine.

Even in a year like this, we can have some spooky fun for the kids and enjoy our Halloween tradition with our neighbors. We hope to see everyone there!

If you're interested in volunteering or have any questions or comments, please contact our social chair Jeff Leh (jleh@kwpoa.com). More details to come in October!

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 #300 November 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Alex Schwartz, Documentary Filmmaker

"The Last Glaciers of Yosemite," a documentary short which premiered at this year's Mill Valley Film Festival, was made by Alex Schwartz, who grew up in Kent Woodlands and whose parents, Sue and Michael Schwartz, still live here. The film features Greg Stock, Park Geologist at Yosemite, who might be the last park Geologist to study its iconic glaciers because they are melting.

The film beautifully illustrates the impact of climate change on Yosemite. The glaciers are receding at a noticeable rate, which threatens the regional water supply. As Greg Stock says in the film, "Part of the reason why we are studying [the glaciers] and documenting as much as we can now is because at some point our photographs, our maps, our reports, our stories -– that's all that will be left."

"Climate change challenges some of the traditional notions of preservation. The original idea was that parks would be protected against outside influences and that would be logging and mining. Those challenges were local. They weren't global and we're in a different era now," according to Greg.

The message which Alex's film makes clear is this "To protect our national parks, it will take more than protecting their boundaries: it will require shifts in consumer behavior and international cooperation."

What effect did growing up in Kent Woodlands have on Alex? First, Alex really tapped into nature as a kid because he was surrounded by easy access to it. "Kent Woodlands is the center of my universe, despite the fact that I lived abroad and went away for college. And one thing that still astounds me today is that you can so quickly be on Mt. Tam. I can hike to Stinson Beach from my house, passing through beautiful scenery like Muir Woods. I also like the fact that the founder of Kent Woodlands, William Kent, purchased the land to make Muir Woods possible, because he was a John Muir fan, too. Like me."

Continued on page 2

Looking for Fire Safety Information For Kent Woodlands?

The KWPOA web site has a wide range of fire prevention resources! Visit ***kwpoa.com/fire-safety*** *for links to local fire safety organizations, emergency evacuation info, fire-wise landscaping tips, emergency alert registration, and more.*

Alex Schwartz—Continued from front page

Second, his parents encouraged him participate in some of the great programs which Marin offers to kids. One such program is FastForward, a Marin publication written by kids for kids. Alex got involved in FastForward in middle school. He wrote about the movies and even interviewed Jerry Seinfeld. He says he can trace his interest in the film industry to those experiences, that "FastForward changed the trajectory of my life."

Third, he saw the film "How to Change the World," produced by Bay Area documentary filmmaker, Bous de Jong, and heard President Obama's speech at Yosemite about how climate change was affecting the national parks. Alex knew then that he wanted to make films that would have an immediate, traceable, real-world impact. And that Yosemite, a cherished national park where climate change is happening right now, not far from home, would be the perfect subject.

To watch Alex' documentary short film, "The Last Glaciers in Yosemite," here is a special link and password which will give Kent Woodlands residents free access until the end of November: vimeo.com/405698603, password: maclure.

For information about FastForward: fastforwardweb.com/index.php/about-us/about-fastforward.

— 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. Send me an email at info@kwpoa.com with "Possible subject of President's Note" in the subject line.

Openings on Architecture Committee

If you would be willing to serve on KWPOA's Architectural Committee — especially if you are an architect, builder, contractor, developer or have other perspectives and expertise which you believe would be helpful on this committee, can commit to becoming very familiar with the Architectural Rules and CC&Rs, can consistently attend monthly meetings and site visits, and are a KWPOA member—please let the Board know at info@kwpoa.com by November 10. All exploratory conversations welcome.

KWPOA Election News

As announced in the October 2020 newsletter, and in accordance with our Voting Policy, the Association invited nominations for the annual election of the 2021 Board of Directors, for which three director seats are open. A special membership meeting was held on October 22th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2020.

Nominations were received and qualified for incumbents Ann Becker and Sara Wardell-Smith. With three 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 Becker and Wardell-Smith 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 20, 2020. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

Architectural Applications: November 2020

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: Tuesday, November 17, 2020

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

Property Address	Applicant	Category/Project Description
New Applications for November		
619 Goodhill	Lanna/Hui	C-2 Minor Additions
33 Rancheria	Tang	C-4 Significant Changes in Appearances
106 Diablo	Nelson/Atwater	C-5 Substantial Remodel
Continued Applications to be considered in November		
None		
Applications Approved in October		
111 Goodhill	Powell	C-4 Significant Changes in Appearances
37 N Ridgewood	Janzer	C-4 Significant Changes in Appearances
Applications Continued in October - next meeting to be decided		
7 Laurel Way	Quaroni	C-2 Minor Additions
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
1 Madrone	Weaver	Tree Removal
15 Spring	Fellows	Solar Panels
16 Madrone	Harper	Solar Panels

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Tom Nicholson, Bill Riley
AC COORDINATOR: Michael Barber
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Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Next Board Meeting Agenda

Thurs. December 3, 2020 - 6:00PM via videoconference. Contact jwilliams@kwpoa.com for info.

- Call to Order
- Public Comment
- Approval of October 22, 2020 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Report of Task Force on Approval Process for Solar and Generators
- Appointment of Architectural Committee Members
- 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 22, 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.)**

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Email:	**info@kwpoa.com**

Board Members and Staff

Ann Becker, President	abecker@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Sara Wardell-Smith, Treasurer	swardellsmith@kwpoa.com
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Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

Have You Cleared Your Defensible Space?

Marin County Open Space, Marin Water and Kentfield Fire have done considerable mitigation work around our neighborhood. Now it's up to individual homeowners to do their share and create their own defensible space. For guidelines on maintaining defensible space, go to **firesafemarin.org**.
To help get you started, we are hosting another **Chipper Day** in partnership with FireSafe Marin. Mark your calendars for **November 18th** and be sure to sign up to reserve your spot as space is limited. Details are outlined on the reverse of this flyer!

Kent Woodlands
CHIPPER Event on Nov. 19th

Guidelines:

- **Pre-registration is required:** Residents can register at: https://www.chipperday.com/marin
- **Signup is on a first come first served basis**. When we have reached our capacity, any additional registrants will be placed on a wait list. Residents on the waitlist will not receive a pickup unless they receive a confirmation email due to a cancellation.
- Residents need to bring their one pile to their curb for the chipper pick up by 8 am the day we have scheduled for your site. Pickup could be delayed for 1-2 days due to the volume the chippers are processing.
- **Your pile is limited to 10 feet x 4 feet x 4 feet in size.** If a pile is larger than 10x4x4, the excess will be left for the resident to remove. Firewise sites run the risk of losing their chipper event the following year if there are too many size violations.

What CAN go in the chipper?

- Tree limbs up to 8" in diameter.
- Woody shrubs, brush, limbs, bamboo, pampas grass, scotch broom, cypress, juniper.
- Lay all vegetation the same way with the base of the branch or plant at the same end.

What WILL be taken but can't be put in the chipper?

- Roots with rock/gravel/dirt - cut away from the rest of the plant, place next to pile.
- Palm fronds - place next to pile.

What will NOT be taken for the safety of our crews?

- Trash, poison oak, blackberry brambles, construction materials, lumber, regular yard waste, leaves, lawn clippings.

Contact information: firewise@firesafemarin.org

This is a benefit of MWPA and FireSafe Marin to prepare for the wildfire season, this free chipper event is not intended to remove all vegetation that residents wish or need to remove. Any portion of a pile greater than 10x4x4 feet will be left behind and will become the resident's responsibility to remove.

Kent Woodlands Journal

Newsletter #301 December 2020

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Building Community by Getting to Know Our Neighbors: Mickey Luckoff, Broadcast Journalist

In this era of fake news and misinformation, who better to talk to here in Kent Woodlands than veteran of broadcast journalism, Michael "Mickey" Luckoff.

Mickey was President and General Manager of KGO Radio for over thirty years until he retired in 2010. During that time, KGO was the most highly-decorated radio station in America. It also achieved the highest ratings for 30 plus consecutive years in the Bay Area, the record for any major market station.

Mickey was born and raised in Detroit, MI. His family was in the advertising business and was active politically. He was Editor of his high school newspaper and majored in Speech, Radio and TV at the University of Michigan. His start in radio was at a small station in Detroit, in sales. At the advice of a contact at a major ad agency, he moved to a rep firm in national sales, which led to a job with Metromedia properties in Detroit, Chicago, and to sales management at a radio station in Los Angeles.

He joined KGO in San Francisco in a Sales Management position. Within a year he was promoted to General Sales Manager and one year later, to President and General Manager. Eventually he became President of ABC Radio in San Francisco, which also included KGO FM and KSFO. He was determined to make KGO the #1 station, and within eighteen months it was.

Mickey retired from KGO, but he hasn't left the broadcast industry. He is a Partner in four small radio stations in the Midwest.

When I asked Mickey what he thought about the state of the news business today, he said "The industry has changed immeasurably. There are so many more sources of news these days. Anyone can be in the news business, via social media, Podcasts, etc. And anyone can broadcast their opinions. It has depreciated the major networks as a source of news." I asked him about Fox News, the conservative cable news television channel. He said "Fox has some very good news people but where a lot of people get confused is talk show hosts are free to give their opinions. The distinction is blurred between news and commentary."

What does a reputable news organization do to fact-check a story? According to Mickey, "In TV and radio, stories from a network or reputable news service such as AP are carried as presented. These entities do their own fact checking. With major market TV stations, stories are invariably read for approval by an executive news producer and read by a producer. In major radio news operations stories are screened by a news producer. Anchors in both radio and TV are also known to question stories prior to broadcasting them. Reputable major market news operations know the importance of fact checking material produced locally and to broadcast corrections promptly when they have erred."

Continued on page 2

Mickey Luckoff — Continued from front page

What advice does he have for those of us who want objective news? "First, select news sources that rigorously fact-check: that promptly correct errors; that clearly separate advertising and opinion from news content; and that have been around for a while. It's also good practice to use a number of different sources – CNN and Fox, the New York Times and the Wall Street Journal. If you suspect something is inaccurate, do your own fact-checking and report what you find to your station. And look at both sides of every issue. It takes an effort." For Mickey, a self-described "newsy," his weekly call with former broadcasters is when he hashes out the issues.

Mickey has lived in Kent Woodlands since 1994, joined by his wife, Cassie, in 2004. You may see them walking their three Cocker Spaniels on the roads of Kent Woodlands. They love our "gorgeous, wooded" neighborhood, with its fabulous climate and easy access to Mt. Tam.

— 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. Send me an email at 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 October 2020:

Alarm Activations	5 Activations
Vacation Homes	4 Homes
Vacation Checks Completed	73 Checks
Extra Patrol Request Completed	5 Checks
Welfare Checks	1 Incidents
Citizen Assist	3 Incidents
Assist Fire	1 Incidents
Verbal Disturbance	1 Incidents
Noise Complaints	2 Complaints
Arrests — Warrant/Crime/Misc.	0 Arrest
Thefts	1 Incident
Vandalism	1 Incident
Traffic Stops/Vehicle Invest.	2 incidents
Parking Complaints	2 Complaints
Suspicious Vehicles/Persons	2 Incidents
Traffic Accidents	0 Accidents

— Deputy Doug Allen

SAVE THE DATE

KWPOA Annual Membership Meeting

January 20, 2021
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****.*

Architectural Applications: December 2020

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: Tuesday, December 15, 2020

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

Property Address	Applicant	Category/Project Description
New Applications for December		
421 Crown	Poplawski	C-3 Preliminary Review
15 Spring	Fellows	C-2 Minor Addition
Continued Applications to be considered in December		
None		
Applications Approved in November		
619 Goodhill	Lanna/Hui	C-2 Minor Additions
33 Rancheria	Tang	C-4 Significant Changes in Appearances
106 Diablo	Nelson/Atwater	C-5 Substantial Remodel
Open Enforcements		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
Exempt and Administratively Approved Applications		
601 College	Hagan	Tree Removal
150 Upland	Hermann	Generator
23 Spring	Chiappone	Minor Changes
95 Westwood	Kim	Generator
100 Idlewood	Becker	Solar
40 Rancheria	Underwood	Solar

AC COORDINATOR: Michael Barber

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 **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

COMING UP:

Annual Membership Meeting
Wednesday, January 20, 2021
7:00 pm via webinar

Next Regular Board Meeting
Thursday, January 28, 2021
6:00 pm via videoconference

Look for agendas in the January newsletter!

KWPOA Contact Information

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

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