



Kent Woodlands Journal

Newsletter #255

January 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, everybody! This is my last message to you, as I am retiring from the Board of Directors the day after our Annual Meeting in January. I have been on the board off and on since 1998, and it's time to step aside. It's been my absolute pleasure to serve you, and I very deeply appreciate your support all of these years. It's been a very gratifying experience. Thank you all!

Also, another person, Heidi Meyer, is retiring from the Fire & Safety Committee and the View Restoration Advisory Committee. Heidi has done a stellar job in both positions and the association will miss her quick mind, tireless effort, and pleasant demeanor. Thank you, Heidi!

Now it's time for some of you to throw your hat in the ring and be considered by the Board of Directors for my and Heidi's positions. Serving the Board has many rewards and it's your chance to treat other neighbors the way you would like to be treated. So don't be bashful—throw in your hat and you will find how fulfilling it is to serve your community and help your neighbors enjoy their property to the fullest. Should you be interested, please contact Jeanne Williams in the office at jwilliams@kwpoa.com. We live in an exceptional place that's always great to call home. See you at the Annual Meeting!

— Barry Evergettis, President

KWPOA Annual Membership Meeting

DATE: WEDNESDAY, JANUARY 18, 2017

TIME: 7:00PM

LOCATION: LIVERMORE ROOM, MARIN ART & GARDEN CENTER

- AGENDA:**
- Call to Order & Introductions
 - Guest Speakers:
 - Supervisor Katie Rice
 - Fire Chief Mark Pomi
 - Sheriff's Representative
 - President's Comments
 - Financial Report and Vote on Resolution Regarding Application of Surplus Funds
 - Architectural Committee Report
 - Public Comment
 - Adjournment



New Committee Members

We are pleased to welcome Tom Nicholson to the Architectural Committee, and Tony Miller to the View Restoration Advisory Committee! Both Tom and Tony are long-time Kent Woodlands residents, each with experience that lends itself to the important work that these committees perform for our community. We are grateful for their service as KWPOA volunteers!

— Board of Directors



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, 2017. Late payments will be subject to a 10% late fee and monthly interest. Payment by credit/debit card through PayPal is available via our web site at www.kwpoa.com/membership/assessments/.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary.

Thank you in advance for your timely payment! If you have any questions, please contact us at 415-721-7429 or info@kwpoa.com.

Architectural Committee Reminders

As the new year gets underway, many members may be considering improvements to their properties. Please keep in mind the following items as you plan your projects:

1. All exterior improvements require an application to the KWPOA Architectural Committee, including reroofing, solar panels, landscaping, tree removal or significant trimming, exterior paint, fences and gates, window replacements, and any type of structure or construction.
2. Complete project applications are due on the 21st of each month to be heard on the 2nd or 4th Tuesday of the following month. We determine our design review agendas on a first come, first served basis so we encourage you to submit your complete applications as early as possible. As always, we are available to answer questions about the process and to assist you in defining requirements for a complete submittal package. Please also bear in mind that the County design review and permitting process can only take place after receiving written approval from KWPOA, so please plan for these activities in your overall project schedule.
3. Application requirements and forms can be found on the KWPOA website, www.kwpoa.com or by contacting our Architectural Coordinator Michael Barber at mbarber@kwpoa.com or 415-721-7429.
4. All projects must adhere to the KWPOA construction hours as follows:
 - 7:30am - 5:00pm Monday through Friday
 - 9:00am - 4:00pm Saturdays
 - No construction allowed on Sundays, state or national holidays
 - Loud noise-generating construction-related equipment can be operated, maintained, or serviced at a construction site from 8:00am - 5:00pm Monday through Friday only

We thank you in advance for following our guidelines! Please don't hesitate to contact us with questions.

— KWPOA Architectural Committee

Architectural Applications: January 2017

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: January 10

Applicant	Property Address	Category/Project Description
New Applications for January		
Rockwell	9 Quail Ridge Road	C4: Significant changes in appearance
Applications Approved in December		
Holsberry/Janzier	37 N. Ridgewood	C7: Changes to approved project
Tonkin	21 S. Ridgewood	C2: Minor addition
Crawford	100 Rancheria	C2: Minor addition
Babcock	110 Crown Road	C1: Minor Changes-Solar
Applications Continued in December		
Hsu,Su	640 Goodhill Road	C3: Preliminary Review
Gossett	1 Spring Road	C7: Changes to approved project
Murad	6 Turnagain Road	C3: Preliminary Review
Exempt Applications		
Hunt	200 Evergreen	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

Regular Board Meeting

Date: Thursday, January 26, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 8, 2016 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Appoint 2017 Officers and Committee Members
- Fire Safety Committee Report
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (February 23, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 8, 2016 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
Physical 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

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



Kent Woodlands Journal

Newsletter #256

February 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

Goodbye to Barry



Barry Evergettis retired from the KWPOA board after the Annual Meeting in January. He served so selflessly over so many years that this board wishes this "President's Column" be devoted only to saying good-bye. As befitting such a man, there are two tributes. A friend of Barry's enumerates his record of accomplishments, but this first accolade is simply a paean to him as neighbor, friend, and leader.

Adieu!

Since I was out of town for our Annual Meeting last month, and have known Barry the longest of any current board member, I am compelled to get in my two cents' worth of praise. Unfortunately for myself, and for those in our neighborhood whom the howling rains and winds of January 18th kept away from the meeting, board member Mimi Willard's elegant Barry salute went unheard. I am assured she captured the great guy we've known on the board, and around the Woodlands, known for decades. Here is a man, yes, roaring up to the KWPOA office or to an Architectural Committee site visit, on the signature red motorcycle in his plaid shirt; but here, too, is a man of deep political gifts, with ability to listen, evaluate, and, if necessary, confront and adjudicate. His respect for our CC&Rs and the Kent family's vision for our wooded neighborhood as a place of beauty and value was, and is, unquestioned. He remained a very engaged and responsive president, emailing, phoning, and meeting with property owners who had concerns or problems. He was a friend to all, an inspector of slides and streams, setbacks and sightlines, a can-do guy absolutely clear on his responsibility to represent the board.

Growing up in San Anselmo, Barry is Marin through-and-through, and a joy to be with. He will regale you with tales of his favorite crows — yes, **crows** — and skiing adventures, favorite restaurants, and thoughts on this-and-that. He is approachable, thoughtful, and funny. Somehow, perfectly, he never met a tree he didn't love, which, when you think about it, is a lucky thing in a place called Kent WOODLANDS. He was meant to be ours, and he was, for all these years, filling those big positions in our Association with his whole heart and boundless energy. We will miss you, Barry! (and your exclamation points)!!! Yes, we know you will be hanging out at the Fire Station next door, and we'll look for you, but, all the same, we'll miss you at the head of the table, smiling and presiding and being absolutely the quintessential KWPOA president. Thank you, from all of us!

— Kathy Goldsmith, KWPOA board member, 2017

A Tribute From a Friend

Barry first served on our Board from 1998 to 2006, with several years on the Architectural Committee and as President. It was an interesting time with some big issues, a time when the special character of the Woodlands was in jeopardy. Barry was terrific in helping to steer us through those troubled waters. He returned to the Board in 2012 and was the President for the last two years. Except for a bit of a dispute involving the use of setbacks, and, more recently, surveillance cameras, it was a quieter time, with just the usual thorny neighbor problems and concerns.

Barry dealt with those issues and concerns in his usual reasoned, calm and diplomatic way. Though there have certainly been disagreements, he has never been known to raise his voice or to lose his composure, and did his best to find a fair and peaceful resolution.

In addition, Barry was the co-chair of our Fire Safety Committee for the last five years. During that time, along with other Committee members, he was responsible for coordinating our annual fire evacuation drills with the Kentfield Fire District and the Sheriff's Office. By the Fall of 2016, every property in the Woodlands was involved in at least one of the drills. During that time, he also provided us with practical advice not only on fire prevention but other household hazards in numerous newsletters.

Barry has retired from the Board, but hardly from service to our community. He continues to serve on the Board of Directors of the Kentfield Fire District. And he continues as a member of the FireSafe Marin Council (made up of representatives from Marin Fire Departments, County and other agencies, PG&E, and homeowners associations), providing information and funding for fire protection throughout Marin. He has also begun working with our Fire District and Kentfield residents to develop coordinated fire prevention and protection plans for the entire Kentfield-Greenbrae area encompassed by the District.

Hats off to Barry. Let's hope his devotion to our community continues for many, many more years.

P.S. If you see a guy riding a red motorcycle down Woodland, it's probably Barry.

— Submitted by a KWPOA Member and Friend of Barry's

It's Cold Outside!

Winter has arrived with some chilly morning and evening temperatures. The following are a few tips to ensure a safe, warm and energy efficient winter:

- **Get your furnace serviced annually!** A quick check can ensure everything's running smoothly and even identify problems before they become expensive. Natural gas furnaces should also be checked at least once a year by a licensed heating contractor or the utility.
- **Keep it clean!** Vacuum and clean regularly in and around your heater and furnace, particularly around the burner compartment, to prevent a build-up of dust and lint.
- **Keep it clear!** Don't store items in, on or around heating appliances. They can obstruct airflow.
- **Change your filters!** Most forced-air units have a filter that cleans the air before heating and circulating it throughout the home. Follow the manufacturer's recommendations for replacing the filter.
- **Caution!** Don't use heating appliances that weren't intended for in-home use. These include unvented gas heaters, ovens, ranges or outdoor barbecues.

— Mark Pomi, Fire Chief

Home Safety Tip

Here is your safety tip for the month:
"GRAB HOLD"

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



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

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

Annual Assessments

Assessment notices are due this month! The annual assessment of \$275 is required of all members and is due February 15th, 2017. Late payments will be subject to a 10% late fee and monthly interest. Payment by credit/debit card through PayPal is available at: www.kwpoa.com/membership/assessments/.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary.

Thank you in advance for your timely payment! If you have any questions, please contact us at 415-721-7429 or info@kwpoa.com.

2017 Officers Elected

At the January 26th regular board meeting, the KWPOA Board of Directors elected the following officers for 2017:

President — Bitsa Freeman
Vice President — Kathy Goldsmith
Secretary — Mimi Willard
Treasurer — Steve Gray

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

Jim Schafer — Chair
Anne Barr — Board Representative
Trina Lavigna
Tom Nicholson
Bill Riley

Many thanks to these dedicated volunteers!

Financial Resolution Passed

As in past years, the KWPOA called for a vote at the annual meeting on January 18, 2017 regarding the application of surplus funds. The following resolution was adopted by unanimous voice vote:

WHEREAS, the Kent Woodlands Property Owners Association is a non-profit mutual benefit corporation, and,

WHEREAS, the corporation seeks to act in accordance with the applicable IRS Revenue Rulings;

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

Architectural Applications: February 2017

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: February 14

Applicant	Property Address	Category/Project Description
New Applications for February		
Lewis	530 Woodland Road	C2: Minor Addition
Fellows	15 Spring Road	C2: Minor Addition
Johnson	61 Ridgecrest Road	C3: Preliminary Review
Murad	6 Turnagain Road	C6: Teardown
Applications Continued in January		
Rockwell	9 Quail Ridge Road	C4: Significant changes in appearance
Exempt Applications		
Schultz	135 Crown	County Vacate
Janzier	37 N. Ridgewood	Change to approved plans

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
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Regular Board Meeting

Date: Thursday, February 23, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of January 26, 2017 Meeting Minutes
- AC Report and Ratifications
- Board & Committee Appointments
- Security Committee Report and Related Votes
- Officer Reports
- Change of Designated Signers on Bank Accounts
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (March 23, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of January 26, 2017 Minutes
- Legal & Litigation
- Personnel
- Adjournment

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

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Kent Woodlands Journal

Newsletter #257

March 2017

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President's Note

Rain, rain, go away! It's been a wet, wet year and it's not over yet. Amazingly, we are not in record territory. In 1905, 120" was recorded at the Lake Lagunitas watershed, while to date we've received an impressive 81". However, there are still a few months left in the rainy season, so perhaps 2017 will go down in history. The bad news is that all this rain has wreaked havoc with many trees weakened by years of drought and disease. Take a moment to assess the trees on your property to see if they are at risk of falling;

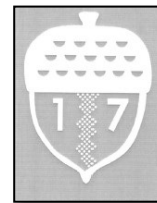
Here are seven signs a tree may be in danger of falling:

1. A hole in the trunk. A cavity can form in the trunk of a tree when the tree prunes itself by dropping a branch.
2. Missing bark or deep cracks.
3. Dead or falling branches.
4. Leaning trunk.
5. Losing leaves from the outside in.
6. Rotten roots.
7. Tight branch growth.

Call an arborist if you think your tree needs further evaluation!

— Bitsa Freeman, President

The "Acorn Lot"



The parking area at the entrance to Kent Woodlands is reserved for KWPOA members who are current on their dues and have the required permit displayed on their vehicles. These "acorn stickers" are valid only for vehicles registered to a member address.

To request your stickers, please contact jwilliams@kwpoa.com or call 415.721.7429.

Thank you!

Why Are Some Kent Woodlands Properties Non-Members?

Occasionally we receive questions regarding the history of the association, our CC&Rs, and why not all properties are members. The following is a summary of how our current governing documents came to be, and how membership in KWPOA was established.

Kent Woodlands comprises 21 subdivisions, with 567 developed parcels. Of these parcels, 480 are currently members of the association and protected by our 1995 CC&Rs. Prior to 1995, each subdivision had its own set of CC&Rs, many of which were set to expire. In 1995, 14 of the 21 subdivisions each voted by majority to adopt a newly consolidated set of Kent Woodlands CC&Rs. The remaining 7 subdivisions either had already expired or opposed the adoption of the CC&Rs, and were not required to be a part of KWPOA. However, property owners within those 7 subdivisions could individually choose to adopt the new CC&Rs by signing a "Consent to Adopt" and having that document recorded with the county.

If your property is in one of the subdivisions that voted to adopt the 1995 CC&Rs, or if any previous owner of your property signed a Consent to Adopt, your property remains encumbered by the CC&Rs until they expire in 2025 — there is no "opting out". Note that membership does not follow individual people, but rather follows the title of the property itself. Therefore, when a member sells or otherwise transfers his or her property, the new owner of record is a member by default.

Property owners who are not currently members of KWPOA are always welcome to join the association by agreeing to attach our CC&Rs to their title by signing a "Consent to Adopt" and recording it with the county. If you would like more information on this process, please contact the office at 721-7429.

Before Kent Woodlands Was Born: The Estate Years, 1870s to 1930s

The following is an encore of an article in Paul Homrighausen's excellent series about the history of our neighborhood. This piece describes events that took place after Albert and Adaline Kent originally found their "paradise" and settled in what is now Kent Woodlands.

Albert and Adaline Kent's new home was on the western fringe of Ross Landing, a settlement of 30 to 40 houses, a few commercial enterprises, including the inevitable saloon, and a nearby lumber yard and brick kiln or two. It existed largely because of the fact that, in those days, the Corte Madera Creek was navigable by large flat-bottomed schooners up to a wharf where the bridge on College Avenue is now. The schooners would take on lumber and bricks there for building in San Francisco.

A year or so after the Kents' arrival, a North Pacific Coast Railroad train began running through the settlement, from San Anselmo to Corte Madera. Albert gave land for a station; it was located where the gas station between Kent and College Avenues is now. Long timers might remember it as a Shell station in the 1970s, run by the Minto brothers, whose grandfather was the stationmaster. Roger, Albert's grandson, remembered as a boy taking a train from that station through the Corte Madera tunnel (still there, but closed off) to Sausalito and the ferry to San Francisco.

The neighboring Kent estate was called Tamalpais. In the years following Albert and Adaline's settling there, the inhabited part covered about 20 acres above what is now Woodland Road, from its Kent Avenue border up to Laurel Way.

In addition to the Kent house and that of Throop Richardson (great name), the estate superintendent, there were a carriage house, a barn (8 Laurel Way), quarters for the kitchen help (now at 10 Laurel Way), and a guest house (12 Laurel Way). A few other Kent family houses were built in that compound in later years, including Elizabeth Kent's house at 131 Goodhill, and Roger and Alice's honeymoon house at 1 Laurel Way. (Thanks to our Harley Jessup for all that house information.)

The property also contained an apple and pear orchard (Orchard Way—there's still an orchard there) and several vineyards (Orchard and Vineyard Way). In addition, with the help of John McLaren of Golden Gate Park

fame, the reclusive Albert planted many cedars, redwoods and other trees. There were quite a number of servants and employees.

The rest of the estate—over 800 acres—remained uninhabited and, except for some trails, in its natural state, bordering on a vast expanse of wooded hills and canyons on its western border, just as Adaline had found it.

By the time of Albert's death in 1901, Ross Landing had become a more middle class place called Kentfield; it even had a few grand mansions. In 1908, Adaline gave about 30 acres for a recreational and community center: the land is the site of the A.E. Kent Middle School (celebrating its centennial in 2014) and the College of Marin gymnasium and a playing field.

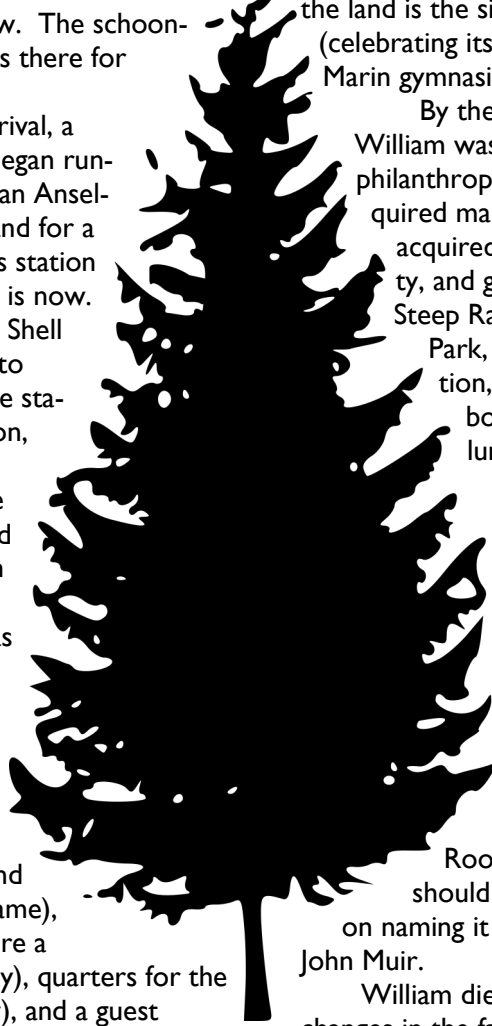
By the time of her death in 1914, Adaline's son William was well known as a conservationist and philanthropist. In creating the estate, Albert had acquired many hundreds of acres of land. William also acquired many hundreds of acres in Marin County, and gave almost all of it away—204 acres in Steep Ravine, to help form Mt. Tamalpais State Park, more to the Water District at its inception, and a priceless grove of redwoods he had bought to save from the saws and axes of a lumber company.

His wife Elizabeth recalled that, when she asked about the advisability of the purchase of the grove—they were already heavily in debt—William replied: "If we lost all the money we have and saved those trees, it would be worthwhile, wouldn't it?" Elizabeth did not record her response. But she was an admirable woman, and they had a very strong marriage.

William gave the grove to Teddy Roosevelt and the U.S. Teddy felt that it should bear William's name, but William insisted on naming it for his friend (and frequent visitor here) John Muir.

William died in 1928. At that time, except for some changes in the family enclave, the estate remained as it had always been. Six years later, with William looking down on them from above, his children decided to begin subdividing and selling it. Of course, we don't know what William would have said about that decision. And we don't know how difficult the decision was. But we do know that it was to be no ordinary residential development.

— by Paul Homrighausen



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Applicant	Property Address	Category/Project Description
New Applications for March		
Higgins/Levine	80 Westwood Drive	C2: Minor Addition
Wilner	310 Evergreen Drive	C8: View Restoration
Tucker	67 Ridgecrest road	C3: Preliminary Review
Applications Approved in February		
Lewis	530 Woodland Road	C2: Minor Addition
Rockwell	9 Quail Ridge Road	C4: Significant Change in Appearance
Applications Continued in February		
Murad	6 Turnagain Road	C6: Teardown
Johnson	61 Ridgecrest Road	C3: Preliminary Review
Real Equity Group One	70 Ridgecrest Road	C3: Preliminary Review
Exempt Applications		
Newsom	11 Rock Road	Tree Removal
Remington	11 Turnagain Road	Tree Removal
Crawford	100 Rancheria Road	Approval of conditions

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- Board & Committee Appointments
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (April 27, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
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- Legal & Litigation
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- Adjournment

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President's Note

Spring is here, and as a result of the record rains, our creeks are full, trees bursting with new buds and vibrant colors, and the lush foliage surrounding our homes is growing like mad. Compound that with a few trees falling and a slide here and there and you have the recipe for a lot of yard work (and tree work, etc.). Unfortunately, that work is often loud — think power blowers, tree mulchers and chain saws.

Many in the Woodlands have to contend with cleaning up these small natural disasters and sometimes on an emergency basis. Please try to be conscientious of your neighbors and make every attempt to notify them of any unusual or potentially loud activity that directly affects them.

On another note, with the departure of long time board member and previous President Barry Evergetis, there was an opening on our board. We've just appointed a new board member, Jeff Leh, a fairly new resident of the Woodlands.

While Jeff has a busy career and is the father of three adorable little kids, public service and community engagement are high on his priority list. He's one of the most enthusiastic supporters of the KWPOA and this beautiful community, and we found him a great fit for our board. Welcome Jeff!

— Bitsa Freeman, President

Kent Woodlands and its Association: Their Early Years

The following is an encore of an article in Paul Homrighausen's excellent series about the history of our neighborhood. This piece describes events that took place after Albert and Adaline Kent settled here.

The Kent family adopted certain basic principles for development in what they had named Kent Woodlands. Houses should not disturb the natural terrain and should take into account the location of other houses to provide privacy: lot size and shape were to depend on the house siting, with roads to be built after the lot lines were drawn.

The first deed restrictions (CC&Rs), filed in 1934, stated that "the subdividers...are pledged to the development and maintenance of a residential area of an atmosphere and charm entirely distinctive and individual..." Under the terms of that document, the Kents controlled selection of an Architectural Committee, which would administer and enforce the restrictions. The Committee would be subject to community takeover as the development matured.

The first subdivision map, dated April 6, 1936, showed 28 parcels running on both sides of Rancheria, below Adaline (now Woodland) Road and along Magnolia to Murray Lane. The first house was built in 1937. Today,

as you enter the Woodlands, you drive right by it, look right at it, and never know it's there. It's a striking May-beck Tudor.

The next subdivisions moved on below Woodland to the Evergreen Road area as far as South Ridgewood, and to North Ridgewood (Nancy Kent Danielson, Roger's daughter, recalled that, when she was young, Woodland Road ended there).

A 1940 marketing piece referred to "illuminated roads" and "underground utilities." That's how it was in the first subdivisions — and still is. A 1941 piece touted the Woodlands' "hiking and saddle trails", and the easy commute by rail or car, with no stop lights from the new bridge to the development. It also mentioned stables, and a grove of giant Redwoods (probably behind Sonia's house on Woodland).

After World War II and into the 1960s, a number of houses were designed or landscaped by noted architects of that era — our Mario Ciampi, Larry Halprin and Joe Esherick. And there was Thomas Church, William Wurster and others. Our Harley Jessup compiled a list of about 30 of those houses — another terrific effort.

Most are (or were) in the first subdivisions, or on Diablo, Laurel or Orchard Way, off lower Goodhill, in or

(Continued on Page 2)

A Reminder from the Architectural Committee

Please remember that a formal application must be submitted to the KWPOA Architectural Committee for all proposed improvements to your property and **written approval** must be obtained prior to commencement of work. In addition, most improvements will also require county approval and construction permitting.

- **Improvements** are defined per the CC&R's and the Architectural Review Guidelines as follows:
 - Construction, installation or alteration of any structure (exterior), including any building, wall, deck, fence, pool or sport court.
 - Landscaping projects visible from the street or neighboring lots, including landscape structures and drainage or grading projects.
- **Trees** over 6" in diameter (18" in circumference as measured 5' above ground level) may not be removed without approval.
- Property owners may remove **diseased or hazardous trees** without formal review upon submittal of a no-fee application AND either: 1) an arborist's report OR 2) a letter from the Kentfield Fire District OR 3) inspection by a member of the Architectural Committee or Architectural Committee Staff.

If there is any doubt as to whether a project needs approval or if you have questions regarding the required application process, please contact Michael Barber, Coordinator to the Architectural Committee, at 415-721-7429 or mbarber@kwpoa.com.

Further information regarding our Architectural Rules and the application process can be found on our web site at www.kwpoa.com.

Kent Woodlands and its Association: Their Early Years (continued from page 1)

(cont'd) close to what had been the family enclave. Some are a bit farther out – on Live Oak, Acorn or Buckeye Way, or Goodhill beyond the widow Elizabeth's house at 131. A few of the early ones are out even farther – a 1947 house at 465 Woodland, a 1950 house at 509, a 1951 house up on 101 Crown, and four on Spring.

There is another Wurster house on Vineyard Way. And, of course, many other houses, some of them also notable – from multi-story mansions to modest ranch style houses – were also built during that period and later.

By 1966, there were 18 subdivisions. In that year, the Kent Woodlands Property Owners Association was formed with the Kent family's approval. In the next few years, the family relinquished control of the development, just as they had planned at its inception, and the new Association took over the tasks of applying and enforcing the CC&R's' design and land use standards.

It also began acting as mediator-arbiter in resolving neighbor disputes. And there have been some lusus. One involved a tiger up on Crown. The owner kept it tethered but uncaged. The CC&R's of that time prohibited keeping chickens, but said nothing about tigers. Even Supervisor Hal Brown was stumped, as I recall. And the neighbors...

Through its elected Board and its committees, the

Association also dealt with more significant matters. It became the recognized spokesperson for, and representative of, what had become the Woodlands community. In that role it addressed issues of common concern in consultation with our Supervisors and County agencies. In her newsletter articles on past Association presidents, Daly Schreck has alluded to a number of those issues and individuals who have worked to resolve them.

The most challenging issue of all emerged in the late 1970s. It threatened to turn the Woodlands into just another (not so) high end residential development. There appeared to be no way to resolve it.

— by Paul Homrighausen

Stay tuned for the conclusion of this series!

Correction

Last month's article entitled "Why Are Some Kent Woodlands Properties Non-Members" erroneously stated that the current KWPOA CC&Rs expire in 2025. This is incorrect. The current CC&Rs expire in 2035. We apologize for the error.

Architectural Applications: April 2017

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: TUESDAY, APRIL 11

Property Address	Applicant	Category/Project Description
New Applications for April		
120 Goodhill	Jenkins	C1: Skylights
115 S. Ridgewood	Leon	C1: Fence
523 Woodland	Quinn	C1: Solar Panels
15 Spring Road	Fellows	C2: Minor addition
605 College Avenue	Musser	C2: minor addition
15 Treetop Way	Bruener	C4: Significant change in appearance
Approved in March		
80 Westwood Drive	Higgins/Levine	C2: Minor Addition
6 Turnagain Road	Murad	C6: Teardown
Continued in March		
310 Evegren Drive	Wilner	C8: View Restoration
67 Ridgecrest Road	Tucker	C3: Preliminary Review
70 Ridgecrest	Real Equity Group One LLC	C3: Preliminary Review
Exempt Applications		
170 Rancheria Road	Hester	Deck Repair
9 Phoenix Road	Baierlein	Roof Repair

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 PO P.O. box 404, Kentfield 94914, or delivered to the office by appointment only.



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

Regular Board Meeting

Date: Thursday, April 27, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of March 23, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- Officer Reports
- County Update
- License Plate Reader Report and Related Votes
- Administrator's Report
- Next Regular Board Meeting Agenda (May 25, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of March 23, 2017 Minutes
- Legal & Litigation
- 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

Physical 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

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



Kent Woodlands Journal

Newsletter #259

May 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

It looks like our long, wet, rainy season has finally come to an end. Spring sun and warmth is once again enveloping our lovely Woodlands and with the improving weather comes the home improvement projects long delayed or postponed. Remember to abide by our noise ordinance (see below) and keep your power tool use to those hours. If you happen to have property with large plants that grow into the roadway please remember to include those in your pruning program. Plants growing in the roadway are the property owner's responsibility to keep trimmed back. We have had plenty of near misses on the many tight turns that are more problematic when overgrown foliage blocks the right of way.

In other news, College of Marin continues its efforts to be a good neighbor. They will soon have short term parking available for residents' use in the College Avenue lot across from the Post Office. These spots will be marked, so keep an eye out for them when you want to make a quick stop at the bank, the schools or the markets.

Lastly, we are pleased to report that we have a new dedicated Sheriff's Deputy patrolling our neighborhood beginning May 1st. His name is Scott Anderson, and he can be reached in the patrol car for non-emergency matters at kwpoa@marinsheriff.org. Be sure to stop and say hello when you see him around the neighborhood!

— Bitsa Freeman, President

Remember our Noise Guidelines!

Power Tools: The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30AM and 5:00AM Monday through Friday, 9:00AM and 4:00PM on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

Construction: Regulations and permit approvals limit the hours for construction-related activities to between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays. No construction is allowed on Sundays, state or national holidays (New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8:00AM to 5:00PM Monday – Friday only.

Sound Equipment: Unreasonable noise from sound equipment, including but not limited to radios, hifi systems, televisions, and musical instruments, shall be contained within the property lines at all times and any noise from sound equipment emanating beyond an owner's lot must cease between 11:00PM and 7:00PM.

Kent Woodlands: The Past Thirty Years

The following is an encore of the conclusion of member Paul Homrighausen's excellent series about the history of our neighborhood.



In late 1980, a County Land Use Report stated that 534 houses had been built on 20 subdivisions in the Woodlands, with 15 lots remaining undeveloped and two large parcels unsubdivided. It noted that “despite substantial development, the natural environment remains the dominant character of the community.” But it also noted, ominously, that while each of those subdivisions at the time of its creation had similar CC&Rs, a few of the earliest ones had expired and others would soon expire. In addition, a number of parcels had never been made a part of any subdivision.

As a result, about 30% of Woodlands properties were not covered by any CC&Rs. That percentage would almost certainly increase over time. And County zoning was not designed to protect the distinctive character of the Woodlands development. How could there be a happy ending to this story?

It wasn't easy. But one big step in that direction was taken in 1984. Largely through the extraordinary efforts of the County planner (fortunately, also our own member) Mary Summers, the County adopted a land use policy specifically for Kent Woodlands, more attuned to its special character. That policy has been updated with the help of the Association in more recent years.

Still, the membership issue remained very troubling. Neither County design and land use rules for the Woodlands nor their application by the County would always be in step with the community's rules or their application by its Association. In addition, with a gradual decline in membership, the sense of community, and the Association's dual role as administrator of the community's own rules and as its representative and voice with County Supervisors and agencies, would also gradually be diminished — no happy ending yet; it was still some years away.

In 1995, the potential for further decline in membership was finally halted. With the approval of its members, the Association completed consolidation of the various subdivision CC&Rs into one, with an indefinite duration — an epic endeavor.

Of equal importance, in recent years many non-members — one by one by one by one — have elected to join the Association, voluntarily subjecting their own property to the new CC&Rs for the common benefit and the protection of the Woodlands environment. William

and Elizabeth would have understood — it's not about getting to use the Woodlands parking lot — and applauded. Today, there are well over 100 additional members, with the percentage of non-members cut in half and growing smaller.

Two other significant issues relating to property development have arisen in recent years. The first involved the possibility of lot splits, with its risk of undermining basic principles in the creation of the Woodlands. This issue was resolved with the County's help by limiting possible splits to a relatively few bigger lots.

The second came with the good times of the 1990s. It involved a marked increase in the number of applications for tear-downs, to be replaced by much larger houses (mega-houses), and the difficulty in applying basic CC&R concepts such as preservation of privacy and woodland character to resolve the resulting conflicts. This problem was largely solved by the recession beginning in 2008, at least for the present.

Apart from those and a few other sporadic problems, the history of the Woodlands in recent years has been the story of the month in/month out work of the Association's Architectural Committee and the County cooperatively applying their rules, guidelines and principles to a world of ever-changing tastes and times (and occasional bad tempers), and in protecting the Woodlands character. Hats off to them.

The Woodlands is over 75 now and, inevitably, some aspects of that character have changed in those years. The halcyon days of bridle paths winding through the canyons and into the hills are long gone. Gone, too, and not that long ago, are the days of open landscapes with hardly a fence in sight, and the nights of mysteriously dark roads with hardly a gate light shining. And today, maybe one or two houses are just a bit too big for their settings, just a bit too intrusive, and maybe a few lights just a bit too bright.

But, thanks to the efforts of Mother Nature and quite a few humans as well, the Woodlands' most distinctive qualities are its trees, hills and views, fine houses and their great variety, and the sense of privacy and of nature's presence, with our benign mountain as a backdrop, are still very much with us.

That's the story of the Woodlands — so far. It gets more mundane as we get closer to the present; no elusive Albert, or extraordinary William, or exemplary Elizabeth. But, if you use your imagination, you may still be able to catch a glimpse of Adaline riding by in her carriage. I have.

— by Paul Homrighausen

Architectural Applications: May 2017

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THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, May 9

Property Address	Applicant	Category/Project Description
New Applications for May		
70 Rancheria Road	Rockefeller	C1: Minor changes
516 Goodhill Road	Saris	C2: Minor addition
15 Spring Road	Fellows	C2: Minor addition
304 Evergreen Drive	Cline	C8: View Restoration
Applications Approved in April		
120 Goodhill Road	Jenkins	C1: Skylights
523 Woodland Road	Quinn	C1: Solar Panels
605 College Avenue	Musser	C2: Minor Addition
310 Evergreen Drive	Wilner	C8: View Restoration
Applications Continued in April		
67 Ridgecrest Road	Tucker	C5: Substantial Remodel
15 Treetop Way	Bruener	C4: Significant change in appearance
115 S. Ridgewood Road	Leon	C1: Fence
Exempt Applications		
40 Evergreen Drive	Zack	Tree Removal
411 Crown Road	Mott	Tree Removal
36 N Ridgewood	Goshay	Transformer Pad
90 Westwood	Levey	Roof Repair

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

Regular Board Meeting

Date: Thursday, May 25, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of April 27, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (June 22, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 27, 2017 Minutes
- Legal & Litigation
- 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
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Kentfield, CA 94904
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Mimi Willard, Secretary	mwillard@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Ann Becker, Director	abecker@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #260

June 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello Neighbors,

The hills are alive with the sound of...yips, barks and howls!

Yes, we have coyotes in our neighborhood, and while many neighbors are concerned about a perceived increased presence, it's just that they are more vocal this time of the year. March and April is the mating season, and 63 days later the litters arrive. Did you know that coyotes mate for life? Group yip-howls are produced by a mated and territorial pair of 'alpha' coyotes, with the male howling while the female intersperses her yips, barks, and short howls. 'Beta' coyotes (the children of the alpha pair from previous years) and current year pups may join in if they are nearby, or respond with howls of their own. And once one group of coyotes starts howling, chances are that any other alpha pairs nearby will respond in kind, with chorus after chorus of group yip-howls rippling across the miles.

Due to sensationalistic reporting, many suburban residents think all coyotes are out to eat their dog or cat at the first opportunity, or that they're dumpster divers of the first degree. On the contrary, studies have shown that coyotes stick mainly to a natural diet which consists largely of rodents, birds, snakes and bugs. Coyotes play an important role in the ecosystem, helping to keep rodent populations under control. So if you discover an overturned garbage can it's not likely the wily coyote but the rascally raccoon.

Calling All Volunteers!

*Thinking about volunteering in your own neighborhood but just don't know where to begin? Our **View Restoration Committee** needs more volunteers. If you're interested, please contact me at bfreeman@kwpoa.com to learn more about this very important community service.*

— Bitsa Freeman, President

**WE'RE READY.
ARE YOU?**



**FIRE Safe
MARIN**

www.firesafemarin.org

**WILDFIRE IS COMING.
ARE YOU READY?**



Fire Safety

Following one of California's wettest winters, it may be difficult to believe that wildfire season in Marin is just a few weeks away.

As spring turns to summer and our green hills begin to brown, the threat of wildfire looms. Together we will be ready! Prepare your home, family and yourself. The time is now to create & maintain your Defensible Space.

— Mark Pomi, Fire Chief

For more information on Fire and Disaster Safety, visit:

www.firesafemarin.org
www.readymarin.org

Fire Preparedness

Summer means fire season! The following is an excerpt from the “Preparation for the Big Fire” pamphlet, created by KWPOA’s Fire Safety Committee and available on our web site under “Community Corner.”

What to Have on Hand

- **Smoke detectors** – one in each bedroom area, where they can be heard at night, even with the bedroom door closed, and one on each story.
- **Fire extinguishers** (2-A; 10-B: C rated) – in kitchen and garage. Make sure entire family knows where they are and how to use them.
- **Emergency battery or crank operated radio** - one handy in the house, another for car(s). Set radio to emergency station (KCBS740, KGO810, 1610AM).
- **Flashlights** – one by each bed, one in car(s).
- **Cotton bandanas and goggles** for each family member, for smoke protection – in car(s).
- **Small first aid kit** – in car(s).
- **Light backpack** to hold radio, flashlight, bandanas, goggles, first aid kit, some cash (ATMs may be out) – in car(s). You may not be home when disaster strikes. If a family member may be home without car access, have additional pack at home with those supplies.
- **A butterfly wrench** - close to your gas shutoff valve. Learn how to shut gas off and teach family members, as appropriate. If valve is stuck, call PG&E.
- **Carrying case, cage or leash for pet(s)** – in a handy place.
- Since house phones may be out, consider getting a **non-electric style phone** - plug into wall.
- If your house has more than one story, **an escape ladder** – in an upstairs closet.

Keep Important Information Safe

- Make a list of **things to take with you** that you can carry out (e.g., jewelry, financial records, cell phone, charger, check-book, extra cash, meds, family photos, safe deposit key, computer drives and disks), keeping in mind that you may have to bike or walk out – no grand pianos. Keep list in handy place(s), known to all of the family. Ask children what few items they would like to take. (A swimming pool might be a good place to leave some items, such as silver).
- Make a list of **insurance policy, bank and other account numbers** and important personal, financial and business phone numbers, and keep it with the 10 minute list and a safe place away from home.
- Keep a **list of emergency phone numbers** by or in your phones and purse/wallet (e.g., Sheriff 499- 7234 (or 2311); Kentfield Fire Dept. 453-7464, Red Cross 721-2365; PG&E (800) 743-5000; CALTrans Highway Conditions 800-427-7623; Marin Humane Society 883-4621; doctors).
- **Identify a contact person** at least 200 miles from your home, since local phone lines may be jammed or inoperative. Keep the name and number in your purse/wallet, and advise contact, family and friends. Make sure your children have that name and number in their school pack and at home, and that they know why they have them.
- Identify a **neighbor** for children to go to in case of a more limited fire.
- Identify one or more **reunion locations** in case family members are in different places when disaster strikes. Include the location(s) with the other information the children have.

Have a Disaster Plan

- Explore **alternative roads** from your property to Woodland Road, and alternative bike and walking trails and routes (including neighbors’ property) out of the Woodlands in the event it’s not possible to get out by car. The shortest route may not be the safest – or even passable, and the fire roads off Crown and Evergreen can’t be used by car. View alternate roads at www.kwpoa.com . Consult with neighbors.
- Know your children’s **school disaster plan** and hold/release policy. Comply with the school’s “comfort kit” request. Consider authorizing one or more persons to pick up your children, and advising children to go to a nearby police or fire station or other location if stranded.
- Find at least **two escape routes** from each bedroom and from your house.
- For insurance purposes, **take pictures** of the exterior and interior of your house and its contents, and make an inventory, with purchase information, where practicable.
- **Store insurance photos** (or CDs) and inventory, and important documents in one or more safe places away from home (e.g., safe deposit box, attorney, friend, work place).
- Consider possible **places to stay temporarily** if you can’t go back to your house –friend, family member, motel, Red Cross shelter – and how you would get there if not in your car.

Architectural Applications: June 2017

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 27

Property Address	Applicant	Category/Project Description
New Applications for June		
233 Evergreena Road	Goff	C8: View Restoration
26 Rock Road	Winchester	C2: Minor Addition
80 Westwood Drive	Levine	C4: Significant Change
70 Rancheria Road	Rockefeller	C1: Minor Change
Applications Approved in May		
70 Rancheria Road	Rockefeller	C1: Minor Change
516 Goodhill Road	Saris	C2: Minor Addition
15 Treetop Way	Bruener	C4: Significant Change
640 Goodhill Road	Hsu/Su	C4: Significant Change
304 Evegreen Drive	Cline	C8: View Restoration
Applications Continued in May		
67 Ridgecrest Road	Tucker	C5: Substantial Remodel
661 Goodhill Road	Fair	C8: View Restoration
15 Spring Road	Fellows	C2: Minor Addition
Exempt Applications		
65 Ridgecrest Road	Johnson	Re-Paint Exterior
1 Spring Road	Gossett	Re-Paint Exterior
21 Evergreen Road	Otto	Tree Removal
61 Ridgecrest Road	Johnson	Retaining Wall Repair
46 Diablo Drive	Jessup	Tree Removal
135 Upland Road	Lytz	Window Change

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

Regular Board Meeting

Date: Thursday, June 22, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of May 25, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- Vote to Appoint New Board Secretary
- LPR Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (July 27, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of May 25, 2017 Minutes
- Legal & Litigation
- 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

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

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

FINANCIAL STATEMENTS

AS OF

DECEMBER 31, 2016

TOGETHER WITH

INDEPENDENT ACCOUNTANTS' REVIEW REPORT





friedlander cherwon capper

Certified Public Accountants

1101 Fifth Avenue | Suite 350 | San Rafael, CA 94901
Phone: 415 - 456 - 5500 | Fax: 415 - 456 - 1100

Steven J. Cherwon
Norman R. Capper
Richard J. Hayes
Alex N. Caldwell

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Members
Kent Woodlands Property Owners Association
Kentfield, California

We have reviewed the accompanying financial statements of Kent Woodlands Property Owners Association, which comprise the balance sheet as of December 31, 2016, and the related statements of 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 the 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 taken as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

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 that there are no material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our report.

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 conformity with accounting principles generally accepted in the United States of America.

Kent Woodlands Property Owners Association has not estimated future common property maintenance expenditures or future potential litigation expenses 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.

Friedlander Cherwon Capper LLP

May 20, 2017

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2016

ASSETS

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
ASSETS:			
CURRENT ASSETS:			
Cash	\$ 2,463	\$ 263,016	\$ 265,479
Prepaid expenses	5,962	-	5,962
Security deposit	<u>1,250</u>	<u>-</u>	<u>1,250</u>
Total current assets	<u>9,675</u>	<u>263,016</u>	<u>272,691</u>
PROPERTY AND EQUIPMENT at cost:			
Land	4,490	-	4,490
Office and computer equipment	4,000	-	4,000
Less - Accumulated depreciation	<u>(4,000)</u>	<u>-</u>	<u>(4,000)</u>
Total property and equipment	<u>4,490</u>	<u>-</u>	<u>4,490</u>
Total Assets	<u><u>\$ 14,165</u></u>	<u><u>\$ 263,016</u></u>	<u><u>\$ 277,181</u></u>
LIABILITIES:			
CURRENT LIABILITIES:			
Accounts payable	<u>\$ 9,110</u>	<u>\$ -</u>	<u>\$ 9,110</u>
Total current liabilities	9,110	-	9,110
FUND BALANCES	<u>5,055</u>	<u>263,016</u>	<u>268,071</u>
Total Liabilities and Fund Balances	<u><u>\$ 14,165</u></u>	<u><u>\$ 263,016</u></u>	<u><u>\$ 277,181</u></u>

See accompanying notes to financial statements and independent accountants' review report.

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2016**

REVENUES:

Member assessments	\$ 36,842
Design review revenue	27,900
Disclosure packages	3,920
Interest and miscellaneous income	<u>143</u>
 Total Revenues	 <u>68,805</u>

OPERATING EXPENSES:

Design review expense	54,261
Secretary salaries and payroll taxes	36,892
Legal fees	17,840
Rent	16,030
Insurance	10,070
Office expense	7,305
Social committee events	5,471
Accounting	3,945
Landscaping and maintenance	2,340
Newsletter	2,058
Utilities	1,988
Property taxes	<u>475</u>
 Total Operating Expenses	 <u>158,675</u>

EXPENSES IN EXCESS OF REVENUES	(89,870)
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FUND BALANCES AT BEGINNING OF YEAR	<u>357,941</u>
------------------------------------	----------------

FUND BALANCES AT END OF YEAR	<u><u>\$ 268,071</u></u>
------------------------------	--------------------------

See accompanying notes to financial statements and independent accountants' review report.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2016

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
CASH FLOWS FROM			
OPERATING ACTIVITIES:			
Expenses in excess of revenues	\$ (89,870)	\$ -	\$ (89,870)
Adjustments to reconcile expenses			
in excess of revenues to net cash used			
by operating activities:			
Increase in prepaid expenses	(1,370)		(1,370)
Increase in accounts payable	2,972	-	2,972
Transfer between funds	<u>10,000</u>	<u>(10,000)</u>	<u>-</u>
Net cash used			
by operating activities	(78,268)	(10,000)	(88,268)
 CASH AT BEGINNING OF YEAR	 <u>80,731</u>	 <u>273,016</u>	 <u>353,747</u>
 CASH AT END OF YEAR	 <u><u>\$ 2,463</u></u>	 <u><u>\$ 263,016</u></u>	 <u><u>\$ 265,479</u></u>

See accompanying notes to financial statements and independent accountants' review report.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

1. Summary of Business Activity and Significant Accounting Policies

A. Business Activity

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.

B. Basis of Accounting

These financial statements have been prepared on the accrual basis of accounting which recognizes revenues when assessed or earned and expenses when goods or services are received.

C. 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. During the year ended December 31, 2016, \$10,000 was transferred from the reserve fund to the operating fund during the year ended December 31, 2016.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

1. Summary of Business Activity and Significant Accounting Policies (continued)

D. Property and Equipment

Property and equipment is depreciated using straight-line methods over their estimated useful lives ranging from three to seven years.

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.

E. Member 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, 2016, 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. Income Taxes

Property owner associations may be taxed either as an owner association or as a regular corporation. For the year ended December 31, 2016, 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.

G. Subsequent Events

Subsequent events have been evaluated through May 20, 2017, which is the date the financial statements were available to be issued.

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

1. Summary of Business Activity and Significant Accounting Policies (continued)

H. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

2. Commitments

The Association leases its administrative office through October 2018. Monthly rent of \$1,329 increases annually as of November 1st, in proportion to increases in the consumer price index, but no more than 5%. The minimum annual rent commitment related to the remaining lease term amounts to \$15,948 for 2017, and \$13,290 for 2018. Rent expense for the year ended December 31, 2016 was \$17,400.



Kent Woodlands Journal

Newsletter #261

July 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Happy Summer Everyone!

Schools are out, the weather has finally warmed up and many neighbors are in a celebratory mood. Summertime is meant for parties, but they can at times disrupt our tranquility. If you're planning a large, loud party, please be considerate and let your neighbors know. If they're prepared (invited?) they are likely to be more tolerant of increased noise levels.

Traveling soon? Proper planning can go a long way to keep your home safe. Let our resident Sheriff's Deputy Scott Anderson (kwpoa@marinsheriff.org) know you'll be out of town so he can keep an eye out for any unusual activity. Remember to stop your paper delivery and mail service, as nothing alerts criminals more than a pile of uncollected papers or a bulging mailbox.

— Bitsa Freeman, President

Calling All Volunteers!

*Thinking about volunteering in your own neighborhood but just don't know where to begin? Our **View Restoration Committee** needs more volunteers. If you're interested, please contact me at bfreeman@kwpoa.com to learn more about this very important community service.*

LET'S TALK TRASH!

To keep your garbage from being attacked and scattered by wild critters, there are several things you need to do:

1. Put food and food-scented items inside your garbage can, not in plastic bags outside the can.
2. Splash 1/2 cup ammonia on the trash inside the garbage can before closing the lid.
3. Use a bungee to tie down the garbage can lid.



Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during May 2017:

Alarm Activations	15 Activations
911 Hang-Up	5 Incidents
Vacation Homes	5 Homes
Vacation Checks Completed	22 Checks
Extra Patrol Requests Completed	40 Checks
Welfare Checks	3 Incidents
Citizen Assist	12 Incidents
Civil Advice	3 Incidents
AOA Fire	11 Incidents
Assist Outside Agency	3 Incidents
Noise Complaints	2 Complaints
Thefts	1 Incident
Vandalism	1 Incident
Traffic Stops	12 Stops
Parking Complaints	1 Complaint
Suspicious Vehicles	2 Incidents

— Deputy Scott Anderson

Are You Breeding Mosquitoes?

With the large amount of rain received this spring, local officials are concerned about a spike in the mosquito population. Please take a look around your home and identify the possible sources for mosquito breeding grounds:

- Unused or out-of-order swimming pools
- Ornamental ponds and fountains
- Other containers such as barrels, buckets, etc.
- Any type of standing water

Pool maintenance is of particular importance. Did you know that chlorine does NOT kill mosquito larvae? A filter and skimmer should be operated every day to remove mosquito eggs and larvae, and appropriate drainage should be provided for filter and pump sumps. If you use a pool cover, keep it tightly sealed and remove any rainwater that may accumulate on top.

Ornamental ponds and other water features are another high concern. To properly maintain your pond, keep the water level up, screen the inlet of the recirculation pump, and remove leaves/debris. Also, consider stocking your pond with mosquito fish, which are very effective in mosquito control and are available free from the Marin/Sonoma Vector Control District by calling 800-231-3236. Find more information about mosquito control at www.msosquito.com.

Road Safety

With summer bringing more people outdoors, we ask that all residents please help us keep our streets **SAFE**. Of course, this includes **watching your speed** on all our roads and keeping an eye out for **pedestrians and bicyclists**.



Please also remind your contractors and other workers to keep their vehicles and personnel out of the **public right-of-way** whenever possible. This creates a real hazard for walkers, bikers and drivers who must move around large vehicles and into the middle of the street in order to pass by. This is especially hazardous on our narrower roads with blind corners.

Thanks in advance for your commitment to keeping the neighborhood safe!

Design Review Process

For the benefit of new property owners in the neighborhood, or anyone considering submitting an application for design review, the following is a general outline of the Architectural Committee's process and protocol.

Design Review takes place on the 2nd and/or 4th Tuesday of each month, and these meetings are open to any KWPOA member who wishes to attend. The Architectural Committee reviews a Staff Report on each project prepared by the AC Coordinator in advance, but all deliberations on the project take place during the design review meeting.

It is highly recommended that the homeowner and/or their architect (or other representative such as landscape architect or contractor) be present at the meeting to make a short presentation of the project to the committee and answer any questions regarding the project. A public comment period follows the presentation of the project where all interested parties have an opportunity to express any input they may have on the merits of the project. Following closure of the public comment period, the Architectural Committee will commence discussion of the project and will vote to accept or reject the application.

The role of the AC coordinator is to assist homeowners in the preparation of applications, to review the submittals for compliance with CC&R's and AC guidelines, and to prepare the Staff Report which will identify any issues that deviate from the requirements or may be of concern given the particular conditions of the proposal, neighboring properties or anything else that may be of interest to the committee. The role of the Architectural Committee is to review the Staff Report, to evaluate each proposal, and to make determinations on compliance and acceptability for approval. These actions by the committee take place only at the scheduled design review meetings.

Design Review application requirements and forms can be found at www.kwpoa.com. Complete project applications are due on the 21st of each month to be heard on the 2nd or 4th Tuesday of the following month. Agendas are based on a first come, first served basis so we encourage you to submit your complete applications as early as possible. We are available to answer questions about the process and to assist you in defining requirements for a complete submittal package. Please remember that the **County design review and permitting process can only take place after receiving written approval from the KWPOA.**

If you have any questions regarding the Design Review process, please call AC Coordinator Michael Barber at mbarber@kwpoa.com or 415-721-7429.

Architectural Applications: July 2017

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

*THIS MONTH'S ARCHITECTURAL REVIEW MEETING: **Tuesday, July 11***

Property Address	Applicant	Category/Project Description
New Applications for July		
11 Rancheria Road	Centeno	C3: Preliminary Review
309 Crown Road	Ratel Ventures LP	C4: Significant Change
Continued Applications to be Considered in July		
115 S. Ridgewood Road	Leon	C2: Minor Addition
15 Spring Road	Fellows	C2: Minor Addition
70 Ridgcrest	Real Equity Group One LLC	C6: Teardown
661 Goodhill Road	Fair	C8: View Restoration (2nd Hearing)
Applications Approved in June		
26 Rock Road	Winchester	C2: Minor Addition
70 Rancheria Road	Rockefeller	C1: Minor Change
Applications Continued in June - Next Meeting to be Decided		
80 Westwood Drive	Levine	C4: Significant Change
Exempt and Administratively Approved Applications		
227 Evergreen Road	Holland	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

Regular Board Meeting

Date: Thursday, July 27, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 22, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (August 24, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 22, 2017 Minutes
- Legal & Litigation
- Personnel
- Adjournment

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

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Michael Barber, AC Coordinator	mbarber@kwpoa.com



Kent Woodlands Journal

Newsletter #261

July 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Summertime construction and repairs are in full swing in the Woodlands. Not only are many homes being remodeled or rebuilt, but our local utilities are upgrading our cable lines and PG&E is canvassing the neighborhood assessing all the power lines. If you notice people wandering the streets over the next few weeks wearing vests and hardhats, be assured they are legitimate and are working for PG&E. If you're unsure, ask for ID – they should all be carrying it.

If you've noticed a spike of raised pathways or crescent shaped mounds in your garden or along your lawn, you are likely being invaded by gophers and moles. For some reason, their numbers have proliferated this season and they are a major annoyance to any garden or lawn-loving home owner. A safe and effective way to eliminate their invasion is sonic stakes. I've placed these strategically around my lawns with good results. They are a safe, non-poisonous solution that don't kill the many owls, hawks and other natural predators that live and thrive in our community. Fun fact: did you know that a family of five owls can kill as many as 3000 rodents in one breeding season? Perhaps to eliminate your gopher/mole problem, you should just install an owl habitat. Learn how at www.discoverwildcare.org and click on the "Hungry Owl Project" tab.

Enjoy these dog days of summer!

— Bitsa Freeman, President

Sheriff's Report

JUNE 2017 SHERIFF ACTIVITY:

Alarm Activations	20 Activations
911 Hang-Up	1 Incident
Vacation Homes	5 Homes
Vacation Checks Completed	47 Checks
Extra-patrol Request Completed	24 Checks
Welfare Checks	1 Incident
Citizen Assist	4 Incidents
Civil Advice	3 Incidents
Assist Fire Dept.	7 Incidents
Assist Outside Agency	5 Incidents
Noise Complaints	3 Complaints
Thefts	2 Incident
Traffic Stops	7 Stops
Parking Complaints	4 Complaints
Parking Citations Issued	2 Citations
Suspicious Vehicles	2 Incidents

A note from our Deputy:

Residents are reminded to STOP at stop signs. Studies have shown that drivers are most likely to get into an accident within a few miles from their homes, and drivers become far too complacent when driving on roads they travel frequently. Residents should expect increased enforcement in the future.

— Deputy Scott Anderson

CONTACTING THE SHERIFF

415-479-2311

kwpoa@marinsheriff.org

**DIAL 911
FOR ALL EMERGENCIES!**

Architectural Applications: August 2017

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: August 22

Property Address	Applicant	Category/Project Description
New Applications for August		
9 N. Ridgewood Road	Parker	C1: Minor Changes
70 Rancheria Road	Rockefeller	C4: Significant Change
Continued Applications to be Considered in August		
309 Crown Road	Ratel Ventures LP	C4: Significant Change
80 Westwood Drive	Levine	C4: Significant Change
Applications Approved in July		
70 Ridgcrest Road	Real Equity Group One	C6: Teardown
115 S. Ridgewood Road	Leon	C2: Minor Addition
15 Spring Road	Fellows	C2: Minor Addition
661 Goodhill Road	Fair	C8: View Restoration
Applications Continued in July - Next Meeting to be Decided		
11 Rancheria Road	Centeno	C3: Preliminary Review
Exempt and Administratively Approved Applications		
67 Idlewood Road	Heibak	Tree Removal
10 Treetop Way	Sinatra	Tree Removal
9 N Ridgewood Road	Parker	Tree Removal
7 Orchard Way	Schwartz	Tree Removal
141 Upland Road	Geissberger	Tree Removal
122 Woodland Road	Ward	Tree Removal
15 N. Ridgewood Road	McLean	Tree Removal
99 Upland Road	Myungshik	Tree Removal
8 Buckeye Way	Silen	Tree Removal

(CONTINUED ON PAGE 3)

Architectural Applications: August 2017 (continued)

Property Address	Applicant	Category/Project Description
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Exempt and Administratively Approved Applications (continued)

31 Turnagain Road	Musick	Landscaping
135 Crown Road	Shultz	Changes to approved plan
10 Woodland Road	Johnson	Auto Gate
93 Kent Avenue	Hout	Auto Gate
121 Goodhill Road	Pritzker	Re-Roof
516 Goodhill Road	Saris	Entry Roof
37 Rancheria Road	Zech	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.

Have You Visited Our Web Site Lately?

The Association's web site at www.kwpoa.com is a one-stop shop for some of the office's most frequently requested information. The following are some of the items you can read or download from the site:

- Design review procedures, architectural rules, applications, and fee schedule
- Membership information, including assessments and association history
- Complete KWPOA Bylaws and CC&Rs
- Contact information for board and staff
- Community resources and phone numbers
- Current and archived newsletters
- Kent Woodlands evacuation map
- Fire safety information
- Calendar of board meetings
- Board meeting minutes



Take a look, and encourage your architects and contractors to do the same! Of course, if you have questions, you can always contact the office at 415-721-7429 or info@kwpoa.com.



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

Regular Board Meeting

Date: Thursday, August 24, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 22, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Potential Sale of KWPOA-Owned Parcel
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Sept. 28, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 22, 2017 Minutes
- Legal & Litigation
- Personnel
- Adjournment

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

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Kent Woodlands Journal

Newsletter #263

September 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Summer's ending, students are returning to school and trees are already starting to drop their leaves. Yes, autumn is here and it brings both glorious Indian summer weather and high fire danger. In fact, several of the biggest Bay Area fires have occurred in early fall. It makes this a key time of year to clean up, clear out, and cut back any excess grasses, bushes or trees to protect your home and our neighborhood from fire devastation.

Most of the homes in Kent Woodlands are part of the States Responsibility Area (The SRA is the area of the state where the State of California is financially responsible for the prevention and suppression of wild-fires). I'm sure many residents in the Woodlands were unaware of their homes designation in this category and even further surprised to receive statements charging for this designation. Fortunately, Assembly Bill 398 (Chapter 135) Suspends the Fire Prevention Fee Commencing with the 2017-18 Fiscal Year. However, this designation has provided the rationale for insurance companies cancelling or not renewing homeowners' policies in the woodlands. Unfortunately, there's no law preventing insurance companies from cancelling policies. If you've experienced this get a good insurance broker, there are companies that will write it just might cost a bit more and you may have to take steps to make your home insurable!

— Bitsa Freeman, President

WILDFIRE IS COMING
WE'RE READY. ARE YOU?



WWW.FIRESAFEMARIN.ORG

DEFENSIBLE SPACE
100' REQUIRED BY LAW



Disaster Preparedness

While we in Kent Woodlands may not have to worry about a devastating hurricane like Harvey, images of that tragedy remind us that there are natural disasters that we DO need to consider, such as wild fire and earthquakes. Here are two excellent local resources that can help you plan for emergencies:

FIRESAFE MARIN: www.firesafemarin.org is dedicated to reducing wildland fire hazards and improving fire-safety awareness in Marin.

READY MARIN (www.readymarin.org) provides guidance, training and resources to keep you and your family safe during an emergency.

Plan ahead to stay safe!

READY
marin

Sheriff's Report

JULY 2017 SHERIFF ACTIVITY:

Alarm Activations	24 Activations
911 Hang-Up	0 Incidents
Vacation Homes	22 Homes
Vacation Checks Completed	110 Checks
Extra Patrol Request Completed	33 Checks
Welfare Checks	2 Incidents
Citizen Assist	6 Incidents
Civil Advice	2 Incidents
Assist Fire Department	5 Incidents
Assist Outside Agency	2 Incidents
Verbal Disturbance	2 Incidents
Noise Complaints	0 Complaints
Warrant Arrest	0 Arrest
Thefts	2 Incident
Vandalism	0 Incident
Traffic Stops	11 Stops
Parking Complaints	2 Complaint
Parking Citations Issued	4 Citations
Suspicious Vehicles	2 Incidents
Traffic Accidents	0 Accidents

—Submitted by Deputy Scott Anderson
kwpoa@marinsheriff.org

CONTACTING THE SHERIFF

415-479-2311
kwpoa@marinsheriff.org

**DIAL 911
FOR ALL EMERGENCIES!**

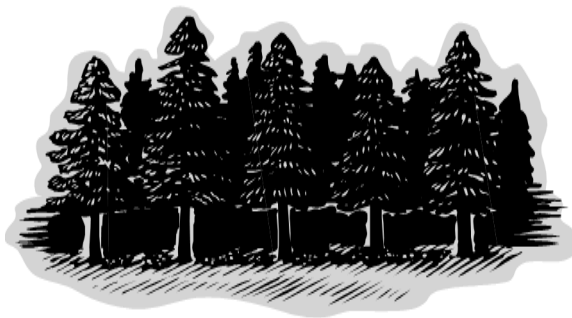
SAVE THE DATE!



Mark your calendars now for the annual
Kent Woodlands Halloween Parade
Monday, October 31st at 5:00pm

Ghosts and goblins of all shapes and sizes will show off their costumes as they trick-or-treat along Woodland Road, ending with a post-parade party.
More info to follow!

Interested in hosting a treat table along the parade route? Let us know!



Help KWPOA Save Time, Money and Trees!

Did you receive this newsletter by mail? If so, you could help the Association reduce waste, save natural resources, and save money on postage! All it takes is an email to info@kwpoa.com requesting electronic newsletters. In fact, we urge you to go a step further and consent to receive all notifications from KWPOA electronically. Send us an email and ask for a **Consent to Receive Electronic Transmissions** form to sign and return.

Thanks for helping us conserve!

Architectural Applications: September 2017

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: September 12

Property Address	Applicant	Category/Project Description
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New Applications for September

61 Ridgecrest Road	Johnson	C4: Significant Change
100 Rock road	Kelly	C3: Preliminary Review

Applications Approved in August

9 North Ridgecrest	Parker	C1: Minor Change
80 Westwood Dr	Higgins/Levine	C4: Significant changes
309 Crown Rd	Ratel Ventures LP	C4: Significant changes

Applications Continued in August - next meeting to be decided

70 Rancheria Road	Rockefeller	C4: Significant Changes
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Exempt and Administratively Approved Applications

341 Evergreen Drive	Burke	Window Changes
48 Diablo Drive	Weingalt	Tree Removal
69 Ridgecrest Road	Giorgi	Tree Removal
320 Goodhill Road	Monetta	Tree Removal
11 Turnagain Road	Remington	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 Board Meeting Agenda

Date: Thursday, September 28, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of August 24, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- 2018 Assessment—Discussion and Vote to Approve
- 2018 Budget—Discussion and Vote to Approve
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Oct. 26, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of August 24, 2017 Minutes
- Legal & Litigation
- 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

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



Kent Woodlands Journal

Newsletter #264

October 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello Neighbors,

As they say on Game of Thrones...winter is coming! As we transition from long, warm summer days to shorter, cooler days and possibly some early rains, now would be a great time to prepare for winter weather. Marin County Code requires property owners to keep all watercourses (creeks, gutters, drainage ditches, etc.) on their private property free of obstructions. This includes man-made as well as natural drainage areas and means keeping them clear of debris, yard waste, brush, etc.

It is critically important to take time to inspect drainage areas on your property and clear your "watercourse". Yard waste, broken branches, overgrown foliage, even leaves in drainage ditches, gutters or along creek banks can cause localized flooding during major storms, particularly early in the season. You never know how your yard waste might affect a downstream neighbor during the next winter storm!

The County of Marin has a great resource to answer any questions you might have regarding erosion, or how or what to clean up. Contact Sarah Phillips of Marin Resource Conversation District via email at sarah@marinrcd.org.

— Bitsa Freeman, President

KWPOA 2018 Annual Meeting & Board Election

KWPOA's **2018 GENERAL MEMBERSHIP MEETING AND ELECTION** will be held on **Wednesday, January 17, 2018 at 7:00 pm** in The Studio at Marin Art and Garden Center, 30 Sir Francis Drake Blvd., Ross, CA 94957.

CALL FOR CANDIDATES: Four of the seven directorships are up for election in 2018: Bitsa Freeman, Steve Gray, Mimi Willard and Jeff Leh. The four incumbents will seek re-election. Nominations of qualified candidates may be submitted by mail, email, or in person at a **Special Membership and Board Meeting** on October 26th at 6:00pm at the KWPOA office at 1010 Sir Francis Drake Blvd., Suite 200, Kentfield. Nominations close October 31st. Candidates will be invited to publish a brief (200 words) summary of their qualifications in the December newsletter.

For more information about the election process, please see the enclosed KWPOA Election Rule, or contact the office at 415-721-7429.

Sheriff's Report

AUGUST 2017 SHERIFF ACTIVITY:

Alarm Activations	15 Activations
911 Hang-Up	1 Incidents
Vacation Homes	12 Homes
Vacation Checks Completed	74 Checks
Extra-patrol Request completed	19 Checks
Welfare Checks	0 Incidents
Citizen Assist	6 Incidents
Civil Advice	1 Incidents
AOA Fire	8 Incidents
Assist Outside Agency	0 Incidents
Verbal Disturbance	0 Incidents
Noise Complaints	3 Complaints
Warrant Arrest	0 Arrests
Thefts	2 Incident
Vandalism	0 Incident
Parking Complaints	2 Complaint
Suspicious Vehicles/Persons	5 Incidents
Traffic Accidents	0 Accidents

—Submitted by Deputy Scott Anderson
kwpoa@marinsheriff.org

CONTACTING THE SHERIFF



415-479-2311
kwpoa@marinsheriff.org

DIAL 911
FOR ALL EMERGENCIES!

KENT WOODLANDS

Halloween Parade

**Tuesday,
October 31st
5:00 p.m.**



Don your costumes and join your neighbors for the Kent Woodlands Halloween Parade! Gather just past the intersection of Woodland Road and Rancheria/Goodhill, where the parade will begin at 5:00 p.m. sharp. Follow the fire engines up a candy-laden street to a gathering sponsored by KWPOA and hosted by the Dale/Gray family at 215 Woodland Rd.

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

If you're interested in hosting a candy stop along Woodland Road, or for other parade information, contact the office at 415-721-7429.

Architectural Applications: October 2017

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, October 17

Property Address	Applicant	Category/Project Description
New Applications for October		
11 Rancheria Road	Centeno	C4: Significant Changes
100 Rock Road	Kelly	C6: Teardown
Continued Applications to be Considered in October		
70 Rancheria Road	Rockefeller	C4: Significant Changes
Applications Approved in September		
61 Ridgecrest Road	Johnson	C4: Significant Changes
Exempt and Administratively Approved Applications		
411 Crown Road	Mott	Deck Repair
215 Goodhill Road	Skall	Tree Removal
200 Goodhill Road	Pritzker	Tree Removal
93 Kent Avenue	Hout	Fence Repair/Tree Removal
421 Crown Road	Aldridge	Deck Repair

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

Special Membership Meeting

Date: Thursday, October 26, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of September 28, 2017 Meeting Minutes
- Nominations for 2018 Board of Directors Election
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Social Activities Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of September 28, 2017 Minutes
- Legal & Litigation
- 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

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

KWPOA Election Rule

Preamble

Effective July 1, 2006, for elections occurring on or after that date, the California Legislature has enacted legislation which will modify our current election procedures as provided for in the Kent woodlands Property Owners Association's current By-Laws. This new legislation (SB 61) (as amended by the California legislature on September 18, 2006) requires a homeowners association to adopt rules that meet specific standards. The purpose of the following rule is to achieve compliance with the new law while maintaining the general scheme of our current By-Laws.

Article I: Elections

The following rules shall apply to KWPOA elections held for any of the following reasons:

- Election of Directors
- Assessments (other than special individual assessments as defined under Article 4, Section 4 of the CC&Rs)
- Amendments to the CC&Rs or By-Laws

Article II: Candidacy for Board of Directors

The qualifications for candidates to serve on the KWPOA Board of Directors are:

- (i) Members in good standing with all Assessments current and whose Kent Woodlands property is subject to the CC&Rs
- (ii) Members who are not subject to any suspension of membership rights
- (iii) Only one Owner per Lot shall be eligible to serve on the Board at any time

The KWPOA Board will publish a copy of this rule in its October Newsletter each year preceding a Board Election to take place in January, thereafter. Candidates must submit a written statement of qualifications to the Board of Directors no later than October 31, each year. The Board of Directors will hold a special membership meeting in the month of October to allow nominations from the floor. The Board shall accept into nomination all individuals who meet the qualifications for candidates.

Article III: Election Procedures

The Board shall do the following:

- Set dates for the opening and closing of the Balloting Period; Ballots will state the date latest time when ballots may be received;
- Set the date and place for a vote count;
- Appoint as the Inspectors of Election three independent third parties who are members in good standing of the KWPOA and meets the definition of independent third party as specified in this article;
- Arrange for a double envelope secret ballot by mail which meets the requirements of the statute (add reference) as specified in Article IV;
- Provide Notice of the place and time of the ballot count, which place must be a public place in the proximity of Kent Woodlands;
- Assure that the counting process meets the requirements of Articles IV and V;
- Establish a procedure to allow for proxy voting; and,
- Store election ballots in a secure place for one year after the date of the vote count; in the event of a recount or other challenge to the election process, make ballots available, upon written request, to association members or their designated representatives; any recount will be conducted using the same counting procedure as for the original election, unless otherwise ordered by a court.

Independent Third Party. For the purposes of this section, an independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public. An independent third party may be a member of the association, but may not be a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services unless expressly authorized by rules of the Association.

Article IV: Ballot

Ballot Format and Delivery. Ballots and two preaddressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the closing of the balloting period. In order to preserve confidentiality, a voter may not be identified by name, address, or lot, parcel, or unit number on the ballot. The association shall use as a model those procedures used by California counties for ensuring confidentiality of voter absentee ballots, including all of the following:

- The ballot itself is not signed by the voter, but is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter prints and signs his or her name, address, and lot, or parcel, or unit number that entitles him or her to vote.
- The second envelope is addressed to the Inspectors of Election, who will be tallying the votes. The envelope may be mailed to a location specified by the inspectors of election. The member may request a receipt for delivery, if ballot delivered by hand to a place designated by inspectors.

The Count and Publication:

- All votes shall be counted and tabulated by the Inspectors of Election in public at a properly noticed open meeting of the Association members.
- Any candidate or other member of the association may witness the counting and tabulation of the votes. No person, including a member of the association, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.
- The results of the election shall be promptly reported to the board of directors of the association and shall be recorded in the minutes of the next meeting of the board of directors and shall be available for review by members of the association. Within 15 days of the election, the board shall publicize the results of the election in a KWPOA Newsletter directed to all members.
- The sealed ballots at all times shall be in the custody of the inspectors of election or at a location designated by the inspector or inspectors until after the tabulation of the vote, at which time custody shall be transferred to the association.

Article V: Inspectors of Election Duties.

- Inspectors of election shall do all of the following:
- Determine the number of member households to vote and allow one vote per household;
- Determine the authenticity, validity, and effect of proxies;
- Receive ballots by use of a post office box exclusive to the election process and by hand delivery, if so determined;
- Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;
- Count and tabulate all votes;
- Determine the result of the election; and,
- Perform any acts as may be proper to conduct the election with fairness to all members in accordance with this section and all applicable rules of the association regarding the conduct of the election that are not to conflict with this section.

Article VI: Miscellaneous

- **Proxies (Amended on July 25, 2013).** All proxies issued for an election under this rule must contain the procedures for use in casting votes by secret ballot as a proxy holder. Such procedure must be separate from the ballot. Any KWPOA member in good standing may appoint another KWPOA member in good standing as proxy holder to vote by secret ballot in conformance with procedures set forth and issued with the proxy and in conformance with Article IV, Section 5 of the KWPOA By-Laws. As with all voting wherein a proxy is allowed, to ensure that any proxy form complies with the Corporations Code and is counted by the Inspectors of Election, members should use only the proxy form approved by KWPOA, which form will be provided by KWPOA upon request. KWPOA shall not designate or suggest any proxy holder.
- **Equal Access.** The Board, at its discretion may make the KWPOA Newsletter, KWPOA website, or other venue available for campaign purposes, so long as that methodology is available to all candidates, members advocating a point of view in the case of Amendments, assessments, etc., and is not edited or redacted by the KWPOA but subject to such limitations on length as the Board may establish.

This Rule shall apply to all KWPOA membership elections henceforth to the extent it is consistent with the provisions of 1363.03 of the California Civil Code (CCC). In the event that this Rule is inconsistent with the KWPOA By-Laws, this Rule shall apply to the extent it is consistent with the provisions of 1363.03 of the CCC.



Kent Woodlands Journal

Newsletter #265

November 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

As a result of the horrific devastation experienced by residents of Sonoma County, likely caused by downed power lines, fire prevention and PG&E wires have been a hot topic in our community. Last week many Kent Woodland homeowners attended a special meeting to discuss ways the community can work with PG&E, the County, MMWD and Marin County Open Space to examine options to underground our wires. Several of the attendees have agreed to form a new fire safety committee to begin the task of tackling available options and exploring the opportunities for financing this likely very expensive endeavor. If you're interested in being on this committee, please shoot me an email bitsa@kwpoa.com.

Our Sheriff has been busy in the neighborhood issuing citations, investigating burglaries and keeping an eye on the traffic. If you'd like to know what he's been up to please read his summary in this newsletter.

On a more positive note...our LPRs should be installed soon. All the legal agreements have been signed, the diagrams have been drawn, leaving the next step — construction!

As always it was a tremendous turnout for our annual Halloween Parade, with many goblins, witches, fairies and ninjas! Thank you to all the neighbors who hosted treat tables and to the owners of 215 Woodland Road for opening their home for the Pizza Party.

— Bitsa Freeman, President

KWPOA Election News

As announced in the October 2017 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2018 Board of Directors, for which four director seats are open. A special membership meeting was held on October 26th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2017.

Nominations were received for incumbents Bitsa Freeman, Steve Gray, Mimi Willard and Jeff Leh. With four Director seats up for election and four candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Freeman, Gray, Willard and Leh are elected. This decision has been made pursuant to the California Civil Code and KWPOA's bylaws, which state: "In the event that the number of qualified nominees for election as directors does not exceed the number of vacancies to be filled, the Association may, without further action, declare that those nominated and qualified have been elected." (KWPOA Bylaws, Article VI, Section 5 [d]).

The two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 17, 2018. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

SAVE THE DATE!

KWPOA's annual holiday celebration is scheduled for **Sunday, December 3rd**, so mark your calendars and join your neighbors for delicious food and holiday cheer!



Sunday, December 3rd
5:00-8:00pm



Woodlands Café, 799 College Avenue
\$20 per person • Adults only, please

Look for your invitation this month!

RSVP to info@kwpoa.com

Sheriff's Report

September 2017 SHERIFF ACTIVITY:

Alarm Activations	21 Activations	Civil Advice	1 Incidents
Vacation Homes	17 Homes	AOA Fire	11 Incidents
Vacation Checks Completed	89 Checks	Noise Complaints	4 Complaints
Extra Patrols Completed	31 Checks	Traffic Stops	13 Stops
Welfare Checks	3 Incidents	Parking Complaints	2 Complaints
Citizen Assist	4 Incidents	Suspicious Vehicles/Persons	6 Incidents

Greetings from the team of deputies assigned to Kent Woodlands. My name is Scott Anderson; sharing duties with me are Brenndon Bosse and occasionally Ted Keehn. Many of you probably know Les Richardson, Glenn Hinchee, Chuck Thompson and Steve Fracolli as the deputies working the Woodlands for the past several years. Each has now retired and will no longer be serving the community.

I have been here a little over half the days since starting the first week of May. While the community is relatively safe and crime free we have experienced a few thefts in the past few weeks. Each of the thefts has involved open or unlocked doors. The single most effective preventative measure you can take to reduce your risk of being the victim of a theft is to close and lock your vehicle and house at night and when away from home, and please set your alarm. Motion sensor lights are also a good deterrent.

During the last incident two deputies were nearby when the homeowner called. The suspect was able to elude capture by climbing over fences, but he/she had to abandon the stolen property and some of their own property in the process. Hopefully they learned that committing crimes in a community with only one entry/exit point is not a wise endeavor.

There are several issues in the community I would like to bring to your attention. Stopping at stops signs is a requirement. There are a few stops signs in the Woodlands that are frequently treated the same as a yield sign by some drivers. I have given several warnings and am at the point where I will be issuing more citations. Please do not be the driver that finds out at what speed I will issue that citation rather than a warning.

I have received complaints about drivers disobeying the hands free laws regarding cell phone use while driving. As a reminder drivers are not allowed to hold a cell phone for any reason while driving. No call, text or email is worth risking a collision with a vehicle or pedestrian.

The maximum speed limit in the Woodlands is 25 MPH, slower in some areas due to the curvature and width of the roadway. This is primarily a problem on the lower portions of Goodhill and Woodland.

Parking: Legal on-street parking spaces are at a premium, and in many areas nonexistent. I personally try to be mindful of the problem and am lenient, when in my opinion the vehicle is not creating an unsafe situation, i.e. on or near a turn. On roadways that do not have a center line, vehicles must be at least 6' from the center of the roadway. On roadways with a center line, Rancheria Rd. is a good example; parked vehicles must be parked far enough to the right to allow traffic to pass without crossing the centerline.

Lastly, please trim and maintain any vegetation fronting your residence that encroaches upon the roadway. Failure to do so may require the Department of Public Works to respond. Given the hundreds of miles of road they maintain, they will surely cut back farther than you may like so they do not have trim again for a few years.

As a reminder, the Sheriff's Office will check your residence, if requested, when you are out of the area. You can complete the request at the Sheriff's Office web site by clicking the About Us tab. The link to the form is at the lower right corner of the page under Community. If you do not have access to a computer you can call our dispatch Center at 415-479-2311. Please provide all requested information and include your gate combination is applicable.

Thank you, be safe and enjoy the holiday season.

— Deputy Scott Anderson
kwpoa@marinsheriff.org

Architectural Applications: November 2017

Please note: This newsletter is your **official notice** from the KWPOA regarding property improvements submitted for approval by the Architectural Committee. Please review this section very carefully as some planned development may affect you. Note that Architectural Committee actions are not final until ratified by the Board of Directors. Architectural Committee **Agendas** and **Results** are posted on our web site at www.kwpoa.com under "Design Review".

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: November 14, 2017

Property Address	Applicant	Category/Project Description
New Applications for November		
421 Crown	Aldridge	C2: Minor Addition
3 Idlewood	Guay/Wong	C2: Minor Addition
530 Woodland	Lewis	C2: Minor Addition
115 Woodland	RMDG, LLC	C7: Changes to Approved Plans
Applications Approved in October		
100 Rock road	Kelly	C6: Teardown
Applications Continued in October - next meeting to be decided		
11 Rancheria Road	Centeno	C4: Significant Changes
70 Rancheria Road	Rockefeller	C4: Significant Changes

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.

Note to all residents!

Please inspect your property to be sure no vegetation is encroaching the roadway. We will be asking our Sheriff's Deputy to contact homeowners whose landscaping may be causing a hazard. Thank you!





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

Regular Board Meeting

Date: Thursday, December 7, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 26, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Finalize Annual Meeting Agenda & Details
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 26, 2017 Minutes
- Legal & Litigation
- 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

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

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, September 28, 2017

Present: Barr, Becker, Freeman, Goldsmith, Leh, Willard

Staff: Jeanne Williams, Administrator

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:01 pm by President Freeman

Public Comment: None

August Minutes: M/S/A to approve

Architectural Committee Report and Ratifications

- M/S/A to ratify approval of two projects.
- Director Leh discussed issues arising in designing new spreadsheet for the tracking and billing of charges for architectural projects.

Committee Appointments – Nothing to report. Still seeking another member for View Restoration Advisory Committee.

LPR Report and Related Votes

- Freeman provided a progress report on draft contract between KWPOA and a member property for access to electrical power for LPR. Agreement is in member property's hands.

2018 Budget:

- President Freeman presented the Budget for Treasurer Gray, who was not present.
- M/S/A to approve

2018 Assessment:

- President Freeman presented the proposed Assessment for Treasurer Gray, who was not present. The proposed Assessment for 2018 remains unchanged from the 2017 Assessment.
- M/S/A to approve

Annual Meeting and Election:

- The Annual Meeting will be on January 17, 2018 at 7:00 pm at The Studio, at MAGC.
- In discussion about Speakers for the Annual Meeting, Lt. Governor Gavin Newsom and our Sheriff Deputy were suggested. President Freeman will follow up with Newsom and Director Leh will follow up with the Deputy.
- Members wishing to run for one of the four seats which will be up for re-election must declare by October 31.
- Election Inspectors need to be recruited and voted upon at the October Regular Meeting.

Upcoming Events:

- **Halloween Parade and Party** – The Halloween Parade will begin at 5:00 pm on Tuesday October 31, followed by the Party. Non-members Tara Dale and Bob Gray, residents of 215 Woodland Road, have agreed to host the party, which is funded by KWPOA. Traffic on Woodland Road between Goodhill/Rancheria and North/South Ridgewood will be detoured due to the large numbers of young Trick-or-Treaters. Advance notice of the parade and detour will be published in the newsletter and posted at the Woodlands entrance, key intersections, and trailhead parking areas on Crown Road.
- **Holiday Party** – On Sunday December 3, KWPOA hosts the Annual Holiday Party to which all Kent Woodlands residents are invited. This is an adult event. Invitations will be sent out shortly, with information about the cost to attend.

Officer Reports

President's Report:

- Sheriff Deputy asked if Board would like to explore removing the "No Parking" signs on Woodland Road. The board declined to pursue the matter due to concerns about safety of school children, pedestrians and cyclists if cars are parked in the shoulder lane.
- Creek Clean Up program – A notice will be placed in the newsletter informing residents who live along streams and creeks are responsible for keeping them clean.

County/Community Update

The Coalition of Sensible Taxpayers (CO\$T) will hold a public meeting on October 19 at which the Howard Jarvis Taxpayers Association President will provide updates on state legislation affecting Marin residents. 6:30 pm at the Corte Madera Community Center.

Administrator's Report –

- Two member properties have not yet paid 2017 assessment. One such property is now under lien.
- Halloween parade & party plans discussed.
- Planning for KWPOA board election.
- Planning for disclosure packet mailing in mid-November.
- Assessments can be paid via PayPal again this year.
- Will develop a plan for archiving files.

Next Regular Board Meeting: October 26, 2017

Meeting adjourned 7:44 pm

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary, KWPOA Board of Directors



Kent Woodlands Journal

Newsletter #266

December 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Winter has arrived, rain has cleansed the soot, ash and smoke from the air and our fire fears have been dampened for the season. While fire was on everyone's mind last month, KWPOA held a meeting to discuss fire prevention, education and mitigation in our neighborhood. Due to overwhelming community support and enthusiasm we have formed three separate committees that will tackle PG&E Power Line Under-grounding, Prevention & Evacuation. Stay tuned for regular updates and important information for keeping you and your family fire safe.

Underinsurance was prevalent after the fires. Most carriers don't offer a full replacement policy or the language on replacement value has many exclusions and limitations. It's worth checking your policy to make sure you are sufficiently covered. Further, after such significant losses up north, insurers may cancel or not renew old policies or add new exceptions and exclusions to your current plan. It pays to read your renewal policy.

Kentfield Fire Captain Mark Pomi will be our special guest at KWPOA's Annual Meeting on January 17th at the Marin Art and Garden Center. Mark your calendars for what's sure to be a very insightful and informative discussion on how we can best prevent a catastrophic fire from happening here in Kent Woodlands.

On a more positive note, I hope you all enjoyed a relaxing, festive and family-filled Thanksgiving. Next up, our Annual Holiday Party at Woodlands Cafe, December 3, 5:00-8:00pm. Hope to see you there!

— Bitsa Freeman, President

Annual Assessments

Per the "Annual Budget Report and Policy Statement" that was recently distributed to all members, the annual KWPOA assessment will remain unchanged at \$275 per year.

Assessment notices will be mailed the first week of January, with a due date of February 15th. Late payments will be subject to a 10% late fee and monthly interest. Payment by credit card will be available via our web site.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary.

Thank you in advance for timely payment of your assessment!

HOLIDAY PARTY!

Don't forget KWPOA's annual holiday celebration on **Sunday, December 3rd!**

PLEASE JOIN US FOR SOME
HOLIDAY CHEER!



Sunday, December 3rd
5:00-8:00pm



Woodlands Café, 799 College Avenue
\$20 per person • Adults only, please
Payment accepted at the door!

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

Upcoming Meetings of the KWPOA Board

Special Executive Session

Date: Thursday, November 30, 2017 - 6:30PM

Location: 1010 Sir Francis Drake Blvd. #200

Agenda:

- Call to Order
- Legal & Litigation
- Adjournment

This meeting is not open to members.

Regular Board Meeting

Date: Thursday, December 7, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 26, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Social Activities Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 26, 2017 Minutes
- Legal & Litigation
- Personnel
- Adjournment

Annual Membership Meeting

Date: Wednesday, January 17, 2018 - 7:00PM

Location: Marin Art & Garden Center, Ross

Agenda to be announced. Mark your calendar and stay tuned for more information!

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands for October 2017:

Vacation Homes	12 Homes
Vacation Checks Completed	70 Checks
Extra-patrol Request Completed	43 Checks
Welfare Checks	1 Incidents
Citizen Assist	6 Incidents
Civil Advice	1 Incidents
AOA Fire	12 Incidents
Assist Outside Agency	1 Incidents
Noise Complaints	2 Complaints
Thefts	4 Incidents
Traffic Stops	12 Stops
Parking Complaints	2 Complaint
Suspicious Vehicles/Persons	6 Incidents
Traffic Accidents	0 Accidents

— Submitted by Deputy Scott Anderson

Home Fire Safety Tip

“ROARING FLAMES”

What a splendid time the holiday season is! And how important it is to have it accident-free! Presents under the tree, ROARING FLAMES in the fireplace, and a family eager to celebrate! But wait, throwing wrapping paper into the ROARING FLAMES often results with it flying back into the room on fire! So avoid changing a wonderful time into a bad time, have a designated place in the room away from the fire to throw all that wrapping paper, and enjoy a happy and safe holiday!



Architectural Applications: December 2017

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: Monday, December 11th

Property Address	Applicant	Category/Project Description
New Applications for December		
10 Idlewood	Unlimited Partnerships LLC	C2: Minor Addition
40 Upland	Brown	C2: Minor Addition
21 Rancheria	Tuthill	C4: Significant Changes in Appearance
651 Goodhill	Mozaffarian	C5: Substantial Remodel
Continued Applications to be considered in December		
11 Rancheria	Centeno	C4: Significant Changes in appearance
Applications Approved in November		
421 Crown	Aldridge	C2: Minor Addition
3 Idlewood	Guay/Wong	C2: Minor Addition
530 Woodland	Lewis	C2: Minor Addition
Applications Continued in November - next meeting to be decided		
115 Woodland	RMDG	C7: Teardown

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



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

*We wish all our
neighbors a very
joyful holiday
season and a
happy & healthy
new year!*

KWPOA Contact Information

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