



# Kent Woodlands Journal

Newsletter #312

November 2021

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

### Building Community by Getting to Know Our Neighbors:

#### Lisa Ruggieri Hines, Culinary Artist

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

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

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



*(Continued on page 2)*

## SAVE THE DATE FOR KWPOA'S HOLIDAY PARTY!

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



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



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

**Watch your email for our electronic invitation, or RSVP to [info@kwpoa.com](mailto:info@kwpoa.com) / 415.721.7429**

*(Lisa Ruggieri Hines — Continued from Page 1)*

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

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

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

For more information about Bella Luxe Catering, see [bellaluxe.net](http://bellaluxe.net).

— Ann Becker, President

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

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

## *Election News*

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

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

The two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 19, 2022. If you have any questions, please contact the office at 415-721-7429 or [info@kwpoa.com](mailto:info@kwpoa.com).



## Architectural Applications: November 2021

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

### ***THIS MONTH'S ARCHITECTURAL REVIEW MEETING IS NOVEMBER 9<sup>th</sup>***

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

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

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

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

**MEETINGS:** Held via tele/videoconference on **the 2<sup>nd</sup> and/or 4<sup>th</sup> 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 21<sup>st</sup> of the preceding month (or the Friday prior if the 21<sup>st</sup> falls on a weekend or holiday). All calls concerning Architectural Committee matters should be directed to Michael Barber at the KWPOA office at 415-721-7429 or via email at [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com). Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office by appointment only.



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

## Regular Board Meeting

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

### AGENDA:

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

### Executive Session Agenda:

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

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

## KWPOA Contact Information

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

## Board Members and Staff

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