



Kent Woodlands Journal

Newsletter #234

April 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Message

Long-time resident Corinne White of Turnagain Road called me the other day about a near-miss she had driving, when a car came around a blind curve in her lane here in the Woodlands!

The problem she encountered was shrubbery growing adjacent to our roadways, especially around turns where driving visibility is restricted.

Safety is paramount in our daily lives, and anything we can do to improve it is a top priority!

Let's all take stock of our hedges and bushes in front of our properties next to the roadways and do your part to keep their growth at least three feet back from the edge of the road.

Lots of our neighbors are walking their dogs, riding bikes with their children, or just out for a nice walk. It's everyone's responsibility to keep them as safe as possible — none of us want to be responsible for an accident to our neighbors!

So do your part and trim back those roadside bushes for our mutual benefit! Thanks.

— Barry Evergettis, President

New Book Club!

You're invited!

The Kent Woodlands Social Morning has created a neighborhood book club. Our first book will be #1 New York Times Bestseller, 'Dead Wake: The Last Crossing of the Lusitania' by Erik Larson. We will discuss the book on **Wednesday, April 29th at 9am at Woodlands Cafe**. We hope to see you there.

Kent Woodlands Morning Social

In an effort to increase a sense of community, one of our new residents has initiated an effort to bring people together based on common interests. Monthly, there will be a casual meet-and-greet and sharing of topical information at Woodlands Café. Attendees will be responsible for food and/ or drink purchases. For more information, call the KWPOA office or contact Laura at LMellberg@gmail.com.

'Hike Our Hills': Over a cup of coffee, share favorite local hikes while meeting neighbors who enjoy the outdoors. Please register at kwsocial-hike.eventbrite.com for this event held on **Thursday, May 28th at 9:00am at Woodlands Café**.

IMPORTANT NOTICE: CHANGE TO ARCHITECTURAL RULES

In the February newsletter, the KWPOA published a proposed change to the architectural rules and announced a 30 day comment period for our members. No comments were received. At the March 26th Board Meeting, the Board unanimously voted to approve the change as presented to the membership. This change is effective immediately. The complete text of the revised rule is as follows:

Rule #13: Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. Document References: CC&Rs Article VI, Sect. 13.

Spring Forward

Daylight Saving Time began on March 8. As you “spring forward” for the time change, remember to change the batteries in your smoke alarm and carbon monoxide detector. The batteries should be replaced once a year, unless you have one of the newer ten year battery units, to make sure the alarms operate properly.

By maintaining the alarms in your home, you can increase your chances of surviving a fire or carbon monoxide poisoning. When fire breaks out, you only have seconds to escape its heat, black smoke, and deadly gases.

Carbon monoxide is a poisonous gas that fuel-burning heating and cooking devices often produce. It is often called the silent killer because it is odorless and colorless.

The National Fire Protection Association offers tips for making your home safer:

- Place smoke and carbon monoxide alarms on every level of your home and outside each bedroom. If you keep your bedroom doors closed, place a smoke alarm in each bedroom;
- Test alarms at least twice a year, when you set your clocks for the time change remember to check your alarms, too;
- Never disable a smoke alarm when cooking; and
- Replace smoke alarms that are ten years old.

For more information on alarms and other fire safety matters, you can contact our local fire safety experts at the Kentfield Fire District at (415) 453-7464.

— Contributed by Paul Smith,
Kentfield Fire Chief



Looking for general information about KWPOA? Check out our web site at www.kwpoa.com for CC&Rs, Design Review Process, Architectural Rules, and more!



Home Safety Tip

Here is your safety tip for the month:

DON'T “GET SCALDED”

A quick move and your saucepan full of boiling water splashes everywhere!! Just who is near, and do they “GET SCALDED”?



Every day, thousands of people “GET SCALDED” and receive terrible burns in the kitchen at meal times...babies, children, dogs, cats, husbands, and wives. It could be anybody!! It boils down to a nasty burn, hopefully a minor one and not something major with lifetime scars.

So while you are busy preparing a meal in the kitchen, keep the congestion away and don't let anybody “GET SCALDED”!

Sheriff's Report

The following is recap of Sheriff's activity in Kent Woodlands during February 2015:

Vacation Homes	7 Homes
Vacation Checks Completed	20 Checks
Extra Patrol Request	1 Request
Alarm Activations	20 Activations
911 Hang-ups/Malfunctions	2 Responses
Assist Citizen/Request Advice	2 Requests
Assist Fire Dept./Fire Calls	1 Request
Assist Fire Dept./Medical Calls	3 Incidents
Animal Complaints	2 Incidents
Suspicious Circumstance	1 Incident
Noise Complaint	1 Incident
Nuisance Phone Call	1 Incident
Parking Complaint	1 Complaint
Parking Citations Issued	15 Citations
Suspicious Vehicles	2 Vehicles
Traffic Stops	1 Stop

No Crimes Reported.

— Deputy Glenn Hinchee

Architectural Applications: April 2015

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".

APRIL ARCHITECTURAL REVIEW MEETINGS: APRIL 14 & 28

Applicant	Property Address	Category/Project Description
New Applications for April		
Livengood	140 Rancheria Rd	C2: Minor Addition - Landscaping: Driveway, Gates, Fences, Planting
McLaughlin	7 Quail Ridge Rd	C1: Minor Changes - Tree Removal
DaMert	13 Treetop Way	C2: Minor Addition - New Window
Tiernan	115 Evergreen Dr	C2: Minor Addition - Addition (94 sf), New Windows, Doors, Trim Color
Alpers	314 Woodland Rd	C3: Preliminary (2nd) - Teardown and New 2 Story House / Garage (7,545 sf)
Applications Approved in March		
Knische	325 Crown Rd	C1: Minor Changes - New Roof and Solar Panels
Davenport	401 Crown Rd	C1: Minor Changes - Solar Panels and New Paint Color
Ashworth	409 Crown Rd	C4: Significant Changes in Appearance - Remove Carport, Add Garage (480 sf)
Baerlien	9 Phoenix Rd	C1: Minor Changes - New Paint Color
Holsberry-Janzer	37 N Ridgewood Rd	C6: Teardown - New One Story House (5,150 sf)
Applications on Appeal		
Miller	37 N Ridgewood Rd (Holsberry-Janzer)	C9: Appeal - Appeal of AC Approval of 37 N Ridgewood Rd Teardown and New One Story House (5,150 sf)
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Couderc	50 Rancheria Rd	Fence Replacement
Goshay	85 Rock Rd	Driveway Replacement
Goshay	85 Rock Rd	Fence Replacement
Herzog	51 Ridgecrest Rd	Tree Trimming
Smit	10 Laurel Way	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr

ARCHITECTURAL COORDINATOR: Kathleen Slattery

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 Kathleen Slattery at the KWPOA office at 721-7429. 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

Board Meeting Agenda

Date: Thursday, April 23, 2014 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of March 26 Meeting Minutes
- AC Report and Ratifications
- 37 N. Ridgewood Appeal
- Review CC&Rs
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of March 26 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

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