



Kent Woodlands Journal

Newsletter #258

April 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

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 Maybeck 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

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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&R's expire in 2025.

This is incorrect. The current CC&R's 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

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