



Kent Woodlands Journal

Newsletter #238

August 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody. Sometimes we all need a little protection from one thing or another, and we never know when that time will come! Sooner or later, some neighbor near you will decide to make some changes to their property which may threaten your privacy, seclusion or views.

Your property owners association's Covenants, Conditions & Restrictions (CC&Rs) are there just for that purpose! They provide the rules that new development must abide by, and thus protect you and the developer in a fair manner! That's why you should rely on the wisdom of the Association's Architectural Committee (AC) to sort things out and fairly decide what is best for you and our community! So, should you be approached by a neighbor to approve their proposed new development, refer them to the KWPOA and let the rules set down in our CC&Rs provide a fair solution. You will feel better that you will not have to be the party carrying the burden of a decision!

— Barry Evergettis, President

Paving News

You have all noticed that Rancheria and Evergreen Roads are being repaved!! A little inconvenient right now, but very nice when it's completed. Here is more good news: our Supervisor Katie Rice has informed us that the County Department of Public Works has found some additional money, so Madrone Way will also be repaved! Excellent news, yes!! What a huge difference all this road resurfacing means to Kent Woodlands!

Wildfire Defensible Space for your Kent Woodlands Home

Fire can be unpredictable. We don't know when or where the next fire may start. Fire sometimes starts in a small or overlooked location such as a frayed electrical cord or discarded fireplace ashes. On the night of this July 4th, a relatively small fire ignited as a result of arcing power lines above Kent Woodlands.

The best method to protect your family and home from a potential vegetation fire is to provide a "defensible space" around your home. Defensible space DOES NOT require clearing of all vegetation, plants and trees from around your home. What it does mean is to maintain and space plants appropriately in an effort to both reduce the spread and intensity of a fire near your home, as well as provide firefighters room to safely do our job.

— Paul D. Smith, Fire Chief

Construction Hours & Noise Rules

Residents are asked to be considerate of their neighbors with regard to noise. As a reminder, the following are our basic noise rules:

- Construction hours are limited to Monday - Friday from 7:30am to 5:00pm, and Saturday from 9:00am to 4:00pm. No construction is allowed on Sundays, state or national holidays.
- The use of noise-producing manual or power tools, including leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30am and 5:00pm Monday through Friday, 9:00am and 4:00pm on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays.
- Amplified music and other "party noise" must cease by 11:00pm.

If you have questions regarding noise regulations, please refer to Rule #15 in the Architectural Rules, or contact the office at 415-721-7429 or info@kwpoa.com.

Fire Season News

The fire season is on us again, and it will be a long and dangerous one:

- **Fire District Inspections** – As most of you have noticed, Fire District personnel have been inspecting properties in the Woodlands for protectable space and suitable home construction in the event of a major fire that could sweep up into the Woodlands from the open space area. They have left notices of inspection, and, in some cases, notices of wildfire hazard violation, along with advice on how to protect your property. Our thanks to Paul Smith and his team for their efforts.

Unless residents have approved entry onto their property, the inspections are being made from the road or driveway, so do not assume that an “all clear” notice means that your property has adequate defensible space, or that your house passes muster for fire safety. For your own safety, it is important for you to read the information contained in the notices, and to do what needs to be done, or call the Fire District for help. The responsibility is yours.

- **Fire Safety Committee Recruiting** – We have gained only one new member for our committee and have lost at least two. We could use some more help for our evacuation drill this fall. Participation won't take that much of your time, in September and October (drill date: October 3) and would benefit our community in preparing for that fire.
- **Rancheria** – The blocked off part of Rancheria road has been cleared and is now available for use by firefighters and Sheriff's personnel. It can be used by residents in emergencies with their approval. Thanks again to Paul Smith and the Fire District.

— Barry Evergettis and Paul Homrighausen, for Your Fire Safety Committee

Telephone Emergency Notification System

The Sheriff's Department Office of Emergency Services provides notices of fire and other emergencies to affected County residents. That network (TENS) was used in connection with our fire evacuation drill last fall, both to notify those in the drill area and other Woodlands residents.

But those using a Voice Over Internet system (e.g., COMCAST) or cell phones did not receive a TENS message in connection with that drill and WILL NOT receive such a message in connection with this year's drill or in the event of a real emergency UNLESS their phones are registered with www.alertmarin.org. Unlike AT&T, which is linked into TENS, VOI systems are not.

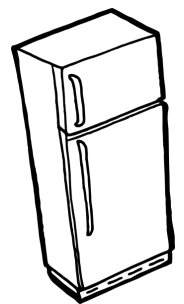
If you are using one of those systems or a cell phone, please register. It's up to you to make the effort. If you have any questions, please read the Frequently Asked Questions component of the above site, or call the Office of Emergency Services at 415-473-6584.

— Your Fire Safety Committee

Home Safety Tip

Here is your monthly fire safety tip:
“DUSTY COILS”

The kitchen equipment that causes the most angst when it quits is your refrigerator!! It plugs along year after year preserving your food and making drink ice! No one gives it any attention! So what maintenance does it need? It's **“DUSTY COILS”**!! The cooling coils underneath collect dust and over time clog up. The refrigerator cannot cool itself and overheats, even to the point of a fire!! So clean those **“DUSTY COILS”** every two years and avoid the dreadful downtime and possibility of a fire!



— Your Fire & Safety Committee

Architectural Applications: August 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".

AUGUST ARCHITECTURAL REVIEW MEETING: AUGUST 25

Applicant	Property Address	Category/Project Description
New Applications for August		
Mulcahy	421 Crown Rd	C2: New doors, windows, stucco roof and landscaping
Applications Approved in July		
Winograd	30 Upland Rd	C2: Minor Addition - New windows, doors, paint, addition and removal (-15 sf), update outdoor kitchen and arbor
Kneische	325 Crown Rd	C1: Minor Changes - New fence and arbor
Pritzker	200 Woodland Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Pritzker	131 Goodhill Rd	C2: Minor Addition - Landscape changes: lawn removal, new paths and plantings
Zenoff	27 Rock Rd	C2: Minor Addition - New pool
Applications Continued in July		
Barber	26 Rancheria	C2: Minor Addition - Retaining wall, deck, window color, planting
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Van Ness	61 Ridgecrest Rd	Repaint house, replaster pool
Silen	8 Buckeye Way	Replace deck surface
Couch	511 Goodhil Rd	Tree removal (Oak)
Gossett	1 Spring Rd	Tree removal (Oak and Bay)
Voorhees	106 Goodhill Rd	Replace driveway, flagstone porch

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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

Board Meeting Agenda

Date: Thursday, August 27, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 25 Meeting Minutes
- AC Report and Ratifications
- Design Review Fees
- Appointment of New Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Credit Card Payment System
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of June 25 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

Board Members and Staff

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