



Kent Woodlands Journal

Newsletter #250

August 2016

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, Everybody. Summer is passing quickly and our thoughts turn to the fall. Fall will bring the return to school, the Halloween Parade, and in November, the election. Kent Woodlands residents will have two important measures on our ballots:

1. **Sheriff Patrols** – It's been ten years since we renewed our CSA-17 contract with the Marin County Sheriff Dept. for our daily sheriff patrols. We're obligated to put the renewal of this contract to a vote this November. Compensation costs have increased in the meantime and that will be reflected in our ballot measure.
2. **License Plate Reader Cameras at the Entrance** – The Ad Hoc Security Committee studied the issue of how to prevent crime and more effectively solve the crime that occurs in our neighborhood. Among the options recommended are License Plate Reader cameras (LPRs) at the entrance, which the Board has approved. As other Marin communities have demonstrated, LPRs can deter crime and assist law enforcement in solving crime. This ballot measure will serve two very important purposes: 1) All residents of Kent Woodlands will have the opportunity to weigh in on the camera proposal by casting their votes pro or con. 2) The cost of the cameras will be shared by all residents of Kent Woodlands, not just members of the homeowners association, via a parcel tax. Expenditures on cameras will benefit all residents of Kent Woodlands, not just the members of the homeowners association, so it is prudent to ask that the cost be shared among all 567 households in this way.

The County notified us on July 7 that the language for these ballot measures had to be provided to County Counsel by July 12. Thus we had only five days to comply. This required your KWPOA Board to hold an Emergency Board Meeting on July 8 to meet the County's deadline.

Stay tuned for more details as we move ahead with these two ballot measures.

— Barry Evergettis, President

Fire Department Inspections

Kentfield Fire District personnel have begun inspecting properties again this year for defensible space and suitable house construction, to protect your home against fire sweeping into our neighborhood. They are leaving notices of inspection results with advice on how to protect your property and house.

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 you pass muster for fire safety. For your safety, it is important that you read the information contained in the notices, and that you do what needs to be done. If you need help, call the Fire Department. It is your responsibility.

Whether or not your property is inspected, NOW is the time to prepare for that fire by taking that action AND by preparing for the possibility of an emergency evacuation in the event of that fire.

— Your Fire Safety Committee

Sheriff's Report

The following is a recap of Sheriff's patrol activity in Kent Woodlands for the month of June 2016:

Alarm Activations	17 Activations
911 Hang-up Calls	3 Incidents
Assist Citizen Calls	8 Incidents
Suspicious Circumstance	1 Incident
Welfare Check Requested	3 Requests
Assist Fire Dept./Medical Calls	11 Incidents
Assist Other Agency	3 incidents
Theft/Grand	0 Incidents
Burglary/Residential	0 Incidents
Fraud/Identity Theft	0 Incidents
Lost Property	0 Incidents
Noise/Disturbance complaints	3 Incidents
Trespassing complaints	1 Incidents
Vacation Homes	6 Homes

Traffic/Vehicle Related Matters

Theft from Auto	1 incident
Traffic Stops	11 Stops
Assist Other Agency	3 incidents
Suspicious Vehicles	2 Vehicles
Vehicle Abatement/Abandoned	2 Vehicles
Parking Citations	2 Citations

— Submitted by Deputy Les Richardson

Sheriff News!

The Kent Woodlands patrol car now carries a **cell phone** for casual, non-emergency communication with the deputy on duty. You can reach the deputy Monday through Friday from 8:00am to 4:00pm at **(415)254-0360**.

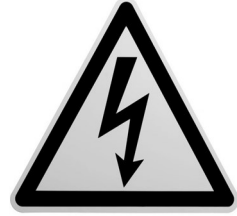
Remember:

Dial 911 for emergencies!

Home Safety Tip

Here is your safety tip for the month:

TAKE STOCK!



As you walk through your house and property, how many dangerous obstacles exist directly in your path? Electrical extension cords, garden hoses, throw rugs, children's toys, pet items, garden tools, uneven paving, broken stairs, the list could go on and on! You navigate the hazards day after day in light and dark! How many tripping close calls have you had? The hospital emergency rooms are always busy with injuries from home hazards. So **TAKE STOCK** of your property with a new look at hazards that can injure you or your family. Anyone can fall and often the injury can be major!

— Fire Safety Committee

It's never too early to
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.

More info to follow!

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

info@kwpoa.com

Architectural Applications: August 2016

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: AUGUST 23rd

Applicant	Property Address	Category/Project Description
New Applications for August		
Valentine	660 Goodhill	C1: Solar Panels
Applications Approved in July		
Lateef	210 S. Ridgewood	C2: Minor changes
Teree	88 Upland Rd	C4: Significant changes in appearance
Applications Continued in August		
Hsu/Su	640 Goodhill	C3: Preliminary review
Exempt Applications		
Goldsmith	40 Blue Ridge Road	Tree Removal
Jessup	46 Diablo Drive	Garden Restoration
Evergettis	423 Evergreen Road	Tree Removal

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 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, August 25, 2016 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of July 28, 2016 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Sept. 22, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of July 28, 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
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

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