



# Kent Woodlands Journal

Newsletter #261

July 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

Summertime construction and repairs are in full swing in the Woodlands. Not only are many homes being remodeled or rebuilt, but our local utilities are upgrading our cable lines and PG&E is canvassing the neighborhood assessing all the power lines. If you notice people wandering the streets over the next few weeks wearing vests and hardhats, be assured they are legitimate and are working for PG&E. If you're unsure, ask for ID – they should all be carrying it.

If you've noticed a spike of raised pathways or crescent shaped mounds in your garden or along your lawn, you are likely being invaded by gophers and moles. For some reason, their numbers have proliferated this season and they are a major annoyance to any garden or lawn-loving home owner. A safe and effective way to eliminate their invasion is sonic stakes. I've placed these strategically around my lawns with good results. They are a safe, non-poisonous solution that don't kill the many owls, hawks and other natural predators that live and thrive in our community. Fun fact: did you know that a family of five owls can kill as many as 3000 rodents in one breeding season? Perhaps to eliminate your gopher/mole problem, you should just install an owl habitat. Learn how at [www.discoverwildcare.org](http://www.discoverwildcare.org) and click on the "Hungry Owl Project" tab.

Enjoy these dog days of summer!

— Bitsa Freeman, President

## Sheriff's Report

### JUNE 2017 SHERIFF ACTIVITY:

Alarm Activations	20 Activations
911 Hang-Up	1 Incident
Vacation Homes	5 Homes
Vacation Checks Completed	47 Checks
Extra-patrol Request Completed	24 Checks
Welfare Checks	1 Incident
Citizen Assist	4 Incidents
Civil Advice	3 Incidents
Assist Fire Dept.	7 Incidents
Assist Outside Agency	5 Incidents
Noise Complaints	3 Complaints
Thefts	2 Incident
Traffic Stops	7 Stops
Parking Complaints	4 Complaints
Parking Citations Issued	2 Citations
Suspicious Vehicles	2 Incidents

### A note from our Deputy:

Residents are reminded to STOP at stop signs. Studies have shown that drivers are most likely to get into an accident within a few miles from their homes, and drivers become far too complacent when driving on roads they travel frequently. Residents should expect increased enforcement in the future.

— Deputy Scott Anderson

### CONTACTING THE SHERIFF

415-479-2311

[kwpoa@marinsheriff.org](mailto:kwpoa@marinsheriff.org)

**DIAL 911**

**FOR ALL EMERGENCIES!**

## **Architectural Applications: August 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.

### ***THIS MONTH'S ARCHITECTURAL REVIEW MEETING: August 22***

<b>Property Address</b>	<b>Applicant</b>	<b>Category/Project Description</b>
<b>New Applications for August</b>		
9 N. Ridgewood Road	Parker	C1: Minor Changes
70 Rancheria Road	Rockefeller	C4: Significant Change
<b>Continued Applications to be Considered in August</b>		
309 Crown Road	Ratel Ventures LP	C4: Significant Change
80 Westwood Drive	Levine	C4: Significant Change
<b>Applications Approved in July</b>		
70 Ridgcrest Road	Real Equity Group One	C6: Teardown
115 S. Ridgewood Road	Leon	C2: Minor Addition
15 Spring Road	Fellows	C2: Minor Addition
661 Goodhill Road	Fair	C8: View Restoration
<b>Applications Continued in July - Next Meeting to be Decided</b>		
11 Rancheria Road	Centeno	C3: Preliminary Review
<b>Exempt and Administratively Approved Applications</b>		
67 Idlewood Road	Heibak	Tree Removal
10 Treetop Way	Sinatra	Tree Removal
9 N Ridgewood Road	Parker	Tree Removal
7 Orchard Way	Schwartz	Tree Removal
141 Upland Road	Geissberger	Tree Removal
122 Woodland Road	Ward	Tree Removal
15 N. Ridgewood Road	Mclean	Tree Removal
99 Upland Road	Myungshik	Tree Removal
8 Buckeye Way	Silen	Tree Removal

**(CONTINUED ON PAGE 3)**

## Architectural Applications: August 2017 (continued)

Property Address	Applicant	Category/Project Description
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### Exempt and Administratively Approved Applications (continued)

31 Turnagain Road	Musick	Landscaping
135 Crown Road	Shultz	Changes to approved plan
10 Woodland Road	Johnson	Auto Gate
93 Kent Avenue	Hout	Auto Gate
121 Goodhill Road	Pritzker	Re-Roof
516 Goodhill Road	Saris	Entry Roof
37 Rancheria Road	Zech	Tree Removal

**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 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 [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.

## *Have You Visited Our Web Site Lately?*

The Association's web site at [www.kwpoa.com](http://www.kwpoa.com) is a one-stop shop for some of the office's most frequently requested information. The following are some of the items you can read or download from the site:

- Design review procedures, architectural rules, applications, and fee schedule
- Membership information, including assessments and association history
- Complete KWPOA Bylaws and CC&Rs
- Contact information for board and staff
- Community resources and phone numbers
- Current and archived newsletters
- Kent Woodlands evacuation map
- Fire safety information
- Calendar of board meetings
- Board meeting minutes



Take a look, and encourage your architects and contractors to do the same! Of course, if you have questions, you can always contact the office at 415-721-7429 or [info@kwpoa.com](mailto:info@kwpoa.com).



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

## *Regular Board Meeting*

**Date:** Thursday, August 24, 2017 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 22, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Potential Sale of KWPOA-Owned Parcel
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Sept. 28, 2017)
- Adjourn and Reconvene in Executive Session

### **Executive Session Agenda:**

- Call to Order
- Approval of June 22, 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  
**Office address:** 1010 Sir Francis Drake Blvd. #200  
Kentfield, CA 94904  
**Phone:** 415-721-7429  
**Fax:** 415-532-1487  
**Web Site:** [www.kwpoa.com](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

## *Board Members and Staff*

Bitsa Freeman, President	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Kathy Goldsmith, Vice President	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a>
Ann Becker, Secretary	<a href="mailto:abecker@kwpoa.com">abecker@kwpoa.com</a>
Steve Gray, Treasurer	<a href="mailto:sgray@kwpoa.com">sgray@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
Jeff Leh, Director	<a href="mailto:jleh@kwpoa.com">jleh@kwpoa.com</a>
Mimi Willard, Director	<a href="mailto:mwillard@kwpoa.com">mwillard@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>