



# Kent Woodlands Journal

Newsletter #242

December 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

Hello, Everybody! How fast the holiday season has arrived again! The excitement is upon us as we make all those arrangements, shopping for gifts, sending cards, and connecting with family and friends ... a truly happy time of year!!

Our Board of Directors and I send all of you our very best holiday greetings, and also wish that the spirit of the holiday season be with you now and throughout the new year! Have a happy, safe, and prosperous 2016.

And some other good news! Your Board of Directors has resolved to reduce our residual cash on hand after expenses. This amounts to a one-time \$200 per parcel rebate on your annual assessment! Good, yes! Thus, your annual contribution will be only \$75 in 2016 net of the one-time rebate!

Happy holidays!!

— **Barry Evergettis, President**

*Please join us  
for the KWPOA*

## Holiday Party!

**Monday, December 7th at 5:00pm**  
NEW location! **Ambrosia Restaurant**  
850 College Avenue  
\$25 per person (adults only please)

RSVP to 415-721-7429 or  
info@kwpoa.com

## Important KWPOA Election News

As announced in the October 2015 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2016 Board of Directors, for which four director seats are open. A special membership meeting was held on October 22nd to take nominations from the floor, and the deadline for submitting nominations by mail or email was October 31, 2015.

Nominations were received for incumbents Barry Evergettis, Bitsa Freeman, Steve Gray, and Mimi Willard. With four Director seats up for election and four candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Evergettis, Freeman, Gray, and Willard are elected. This decision has been made pursuant to the California Civil Code and KWPOA's bylaws, which state: "In the event that the number of qualified nominees for election as directors does not exceed the number of vacancies to be filled, the Association may, without further action, declare that those nominated and qualified have been elected." (KWPOA Bylaws, Article VI, Section 5 [d]).

The terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 13, 2016. If you have any questions, please call the office at 415-721-7429.

# Clean Those Gutters!

With the rainy season upon us, and the potential for a powerful punch from El Niño, we'd like to ask residents to survey their properties and streets for potential hazards. Weak and hazardous trees are always a problem, as well as blocked gutters and storm drains. Please take some time to evaluate the gutters on the street near your property and keep them clear of leaves and debris that can cause flooding and misdirected drainage. Thank you in advance!

## Home Safety Tip

**Here is your safety tip for the month:  
Don't string them up!**

Here we go again! Seasonal holiday lighting! You haul out all the stored holiday stuff, including those electrical lights and accessories! You plug them in and behold the same old flickering and hot wires still exist from last year! Imagine wrapping electrical wiring around the most flammable object in the house, the holiday tree! When they catch fire, it's a major problem, your house and holiday are ruined, not to mention the safety of you and your family.

This year, plug in all your lighting ahead of time, check them out for hot plugs, wires, bad insulation and connections or flickering. If there are any problems, **DON'T STRING THEM UP!**

Every year we hear about somebody experiencing a major fire due to defective holiday decorations, so have a fire-free and safe holiday season free from accidents!

— Your Fire Safety Committee

# Sheriff's Report

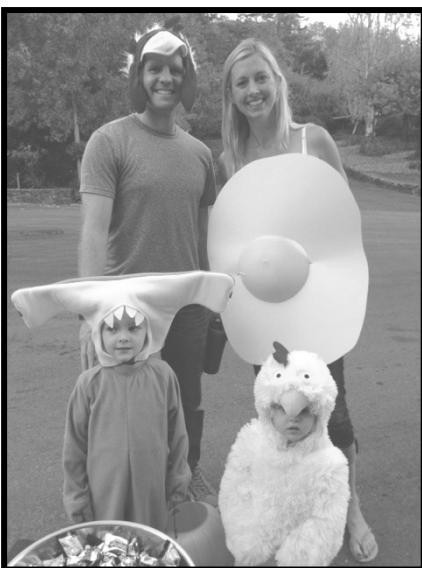
The following are Kent Woodlands statistics for October 2015:

Vacation Homes	3 Homes
Vacation Checks Completed	32 Checks
Patrol Checks Requested	1 Request
911 Hang-Up Calls	8 Incidents
Alarm Activations	9 Activations
Panic Alarm Activation	1 Activation
Assist Citizen Calls	1 Request
Attempt to Contact Request	1 Request
Advice Requested Calls	2 Requests
Suspicious Circumstance	4 Incidents
Misc. Service Calls	1 Incident
Assist Fire Dept./Fire	2 Incidents
Assist Fire Dept./Medical	4 Incidents
Suspicious Person Complaint	1 Complaint
Peace Disturbance	1 Complaint
Unwanted Subject	1 Incident
Found Property	3 Reports
Fraud Report	1 Report
Burglary Report	1 Report

*Traffic Matters:*

Parking Complaints	3 Incidents
Parking Citations Issued	5 Citations
Vehicle Abatement	1 Incident
Assist CHP	3 Incidents
Traffic Stops	3 Stops

— Glenn Hinchee, Deputy Sheriff #1299



## Halloween Parade Fun!

December is here and Halloween is behind us, and what a terrific, spirited, well-attended Halloween parade indeed. So many residents participated this year, I'm sure it was a record. Thank you to all the residents along Woodland Road for supporting our artfully festooned little ones with treats and smiles. Special recognition to Kathleen Belzer and Nicole Siminoff for organizing this cheerful event and Chris Colladay for hosting the after-parade pizza party.

— Bitsa Freeman, Vice President

*Mark your calendars!*

**KWPOA Annual  
Membership Meeting**

Wednesday, January 13  
at 7:00PM

Marin Art &  
Garden Center

## **Architectural Applications: December 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](http://www.kwpoa.com) under "Design Review".

### **DECEMBER ARCHITECTURAL REVIEW MEETING: DECEMBER 8th**

<b>Applicant</b>	<b>Property Address</b>	<b>Category/Project Description</b>
------------------	-------------------------	-------------------------------------

#### **New Applications for December**

Alper	314 Woodland	C5: Substantial Remodel
-------	--------------	-------------------------

#### **Applications Approved in November**

Teree	88 Upland	C5: Substantial Remodel
-------	-----------	-------------------------

Roddy	27 Evergreen	C1: solar Panels
-------	--------------	------------------

#### **Exempt Applications**

633 N. Ridgewood	Miller	Landscaping
41 Evergreen	Jorstad	Tree Removal
98 Idlewood	Hagen	Re-side house
246 Evergreen	Raven	Tree Removal
11 Vineyard	Siperstein	Tree Removal
20 Blueridge	Wilson	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 **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 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.

---



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

## Regular Board Meeting

**Date:** Thursday, December 3, 2015 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 22 Meeting Minutes
- AC Report and Ratifications
- Vote on Proposed Change to AC Appeal Fee
- Vote on Member Lot Line Adjustment
- Update on Annual Meeting and Election
- Holiday Party Update
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Annual Meeting Agenda (Jan. 13, 2016)
- Next Regular Board Meeting Agenda (Jan. 28, 2016)
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of October 22 minutes
- Litigation Report
- Personnel
- Adjournment

***(Final agenda posted at 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](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)  
**Office Hours:** Mon - Thur, 9:00am - 2:00pm

## Board Members and Staff

Barry Evergettis, President	<a href="mailto:bevergettis@kwpoa.com">bevergettis@kwpoa.com</a>
Bitsa Freeman, Vice President	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Mimi Willard, Secretary	<a href="mailto:mwillard@kwpoa.com">mwillard@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>
Ann Becker, Director	<a href="mailto:abecker@kwpoa.com">abecker@kwpoa.com</a>
Kathy Goldsmith, Director	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@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>