



Kent Woodlands Journal

Newsletter #254

December 2016

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, everybody! I hope all of you had a wonderful Thanksgiving! Now suddenly the rest of the holiday season is upon us. How busy this time of year is, and what a splendid time to spend connecting with family and friends—a real bonus of life! I wish all of you the very best holiday season filled with happiness!!!

On another topic, we are happy to announce that Tom Nicholson has joined our Architectural Committee. Tom brings to us a world of construction experience. Thanks, Tom, for your upcoming community service, and welcome aboard!

— Barry Evergettis, President

KWPOA Election News

As announced in the October 2016 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2017 Board of Directors, for which three director seats are open. A special membership meeting was held on October 27th to take nominations from the floor, and the deadline for submitting nominations by mail or email was October 31, 2016.

Nominations were received for incumbents Anne Barr, Anne Becker, and Kathy Goldsmith. With three Director seats up for election and three candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Barr, Becker, and Goldsmith 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 two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 18, 2017. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.



A Tribute to a Great Man

I am so sorry to inform you that our former Board Member and past President Mike Fowler passed away on Thanksgiving. Mike served from 2001 to 2006 and was President for four of those years. During that time, the association had its hands full, dealing with developers building large box homes. It was a very difficult time, and Mike was genius in handling that crisis, which lasted several years. His skill and patience prevailed, and today we enjoy tasteful development throughout the Woodlands.

Mike was a master with his smooth pen, keen wit, and a great sense of humor, all at the same time solving so many problems, seemingly without effort! He was a gentleman of the first rank. Honesty and integrity made the foundation of his character. We were very fortunate to have his service to our community that came at just the right time.

Our deepest sympathy goes to his lovely wife Suzanne and his family. We will always be grateful for his leadership. Mike, we all are going to miss you.

— Barry Evergettis



Measures M & N Pass

The two ballot measures specific to Kent Woodlands were passed by voters in the November 8th election.

Measure M, which continues our long-standing contract for special Sheriff patrol of the neighborhood, passed with “yes” votes from 67.42% of voters.

Measure N, which provides for the installation and maintenance of License Plate Reader cameras at the entrance to Kent Woodlands, passed with 71.85% of the vote.

Our Sheriff patrol will continue as usual, and the Board of Directors will keep members informed of progress with the LPR cameras.

Many thanks to all the members of our community who participated in this important election.

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of October 2016:

Alarms	14
911 Hang-ups	2
Assist Citizen	5
Suspicious Circumstance	0
Welfare Checks	0
Assist Fire Dept	8
Grand Thefts	1
Burglaries (from structures)	0
Fraud/ID Theft	1
Lost Property	0
Noise Disturbances	2
Trespassing	0
Vacation Checks	28
Barking Dogs	4
Civil Disputes	1
Traffic/Vehicle Related	
Auto Burglaries	0
Traffic/Enforcement Stops	5
AOA Law Agencies	4
Suspicious Vehicles	4
Abandoned Vehicles	1
Parking Citations	5

— Deputy Chuck Thompson

Fire Safety News

The kitchen is often one of the busiest and most dangerous places in the home during the holidays. Young children and house guests are at the greatest risk for injury. More injuries occur in the kitchen than any other room in your home. Over 65% of all residential fire calls are related to the kitchen.

Here are some simple safety tips to help keep your kitchen safe:

- Turn handles inward when using pots and pans on the stove.
- Do not leave food unattended on the stove.
- Place hot dishes on center of table or counter, not close to the edge.
- Clear toys and other objects away to prevent fall injuries.
- Keep items that catch fire easily, away from stove, toasters and hot plates.
- Do not overload electrical outlets.
- Unplug electrical appliances when not in use.
- Keep stoves clean and free of grease and oil.
- When cooking, wear tight fitting clothing or shirts with short sleeves.

Have a Happy and Safe Holiday Season.

— Mark Pomi, Fire Chief

Annual Assessments

Per the “Annual Budget Report and Policy Statement” that was recently distributed to all members, the annual KWPOA assessment remains unchanged at \$275 per year for 2017.

Assessment notices will be mailed the first week of January, with a due date of February 15th. Late payments will be subject to a 10% late fee and monthly interest. Payment by credit card will be available via our web site.

When paying your assessment, please be sure to check over all contact information and make corrections where necessary.

Thank you in advance for timely payment of your assessment!

Architectural Applications: December 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: December 13th

Applicant	Property Address	Category/Project Description
New Applications for December		
Tonkin	21 S. Ridgewood	C2: Minor addition
Crawford	100 Rancheria	C2: Minor addition
Babcock	110 Crown Road	C1: Minor Changes-Solar
Murad	6 Turnagain Road	C3: Preliminary Review
Applications Approved in November		
Melberg	12 Idlewood Road	C2: Minor Addition
Applications Continued in November		
Ginsberg	9 Vineyard Way	C4: Addition, Pool and Landscaping
Hsu/Su	640 Goodhill Road	C3: Preliminary Review
Gossett	1 Spring Road	C7: Changes to approved project
Holsberry/Janzier	37 N. Ridgewood	C7: Changes to approved project
Exempt Applications		
Stockholm	7 Vineyard Way	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, Dec. 8, 2016 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 27, 2016 Meeting Minutes
- AC Report and Ratifications
- Vote to Appoint New Member to Architectural Committee
- Fire Safety Committee Report
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Social Activity Updates: Holiday Party
- Administrator's Report
- Annual Meeting Agenda (January 18, 2017)
- Next Regular Board Meeting Agenda (January 26, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 27, 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

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