



# Kent Woodlands Journal

Newsletter #266

December 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

Winter has arrived, rain has cleansed the soot, ash and smoke from the air and our fire fears have been dampened for the season. While fire was on everyone's mind last month, KWPOA held a meeting to discuss fire prevention, education and mitigation in our neighborhood. Due to overwhelming community support and enthusiasm we have formed three separate committees that will tackle PG&E Power Line Under-grounding, Prevention & Evacuation. Stay tuned for regular updates and important information for keeping you and your family fire safe.

Underinsurance was prevalent after the fires. Most carriers don't offer a full replacement policy or the language on replacement value has many exclusions and limitations. It's worth checking your policy to make sure you are sufficiently covered. Further, after such significant losses up north, insurers may cancel or not renew old policies or add new exceptions and exclusions to your current plan. It pays to read your renewal policy.

Kentfield Fire Captain Mark Pomi will be our special guest at KWPOA's Annual Meeting on January 17<sup>th</sup> at the Marin Art and Garden Center. Mark your calendars for what's sure to be a very insightful and informative discussion on how we can best prevent a catastrophic fire from happening here in Kent Woodlands.

On a more positive note, I hope you all enjoyed a relaxing, festive and family-filled Thanksgiving. Next up, our Annual Holiday Party at Woodlands Cafe, December 3, 5:00-8:00pm. Hope to see you there!

— Bitsa Freeman, President

## Annual Assessments

Per the "Annual Budget Report and Policy Statement" that was recently distributed to all members, the annual KWPOA assessment will remain unchanged at \$275 per year.

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!

## HOLIDAY PARTY!

Don't forget KWPOA's annual holiday celebration on **Sunday, December 3rd!**

PLEASE JOIN US FOR SOME  
HOLIDAY CHEER!



**Sunday, December 3rd**  
**5:00-8:00pm**



Woodlands Café, 799 College Avenue  
\$20 per person • Adults only, please  
Payment accepted at the door!

*RSVP to [info@kwpoa.com](mailto:info@kwpoa.com)  
or 415-721-7429*

# Upcoming Meetings of the KWPOA Board

## Special Executive Session

**Date: Thursday, November 30, 2017 - 6:30PM**

**Location: 1010 Sir Francis Drake Blvd. #200**

### **Agenda:**

- Call to Order
- Legal & Litigation
- Adjournment

*This meeting is not open to members.*

## Regular Board Meeting

**Date: Thursday, December 7, 2017 - 6:00PM**

**Location: 1010 Sir Francis Drake Blvd. #200**

- Call to Order
- Public Comment
- Approval of October 26, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Social Activities Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of October 26, 2017 Minutes
- Legal & Litigation
- Personnel
- Adjournment

## Annual Membership Meeting

**Date: Wednesday, January 17, 2018 - 7:00PM**

**Location: Marin Art & Garden Center, Ross**

*Agenda to be announced. Mark your calendar and stay tuned for more information!*

# Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands for October 2017:

|                                |              |
|--------------------------------|--------------|
| Vacation Homes                 | 12 Homes     |
| Vacation Checks Completed      | 70 Checks    |
| Extra-patrol Request Completed | 43 Checks    |
| Welfare Checks                 | 1 Incidents  |
| Citizen Assist                 | 6 Incidents  |
| Civil Advice                   | 1 Incidents  |
| AOA Fire                       | 12 Incidents |
| Assist Outside Agency          | 1 Incidents  |
| Noise Complaints               | 2 Complaints |
| Thefts                         | 4 Incidents  |
| Traffic Stops                  | 12 Stops     |
| Parking Complaints             | 2 Complaint  |
| Suspicious Vehicles/Persons    | 6 Incidents  |
| Traffic Accidents              | 0 Accidents  |

— Submitted by Deputy Scott Anderson

## Home Fire Safety Tip

### “ROARING FLAMES”

What a splendid time the holiday season is! And how important it is to have it accident-free! Presents under the tree, ROARING FLAMES in the fireplace, and a family eager to celebrate! But wait, throwing wrapping paper into the ROARING FLAMES often results with it flying back into the room on fire! So avoid changing a wonderful time into a bad time, have a designated place in the room away from the fire to throw all that wrapping paper, and enjoy a happy and safe holiday!



## Architectural Applications: December 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: Monday, December 11th**

| Property Address   | Applicant                  | Category/Project Description          |
|--|----------------------------|---------------------------------------|
| <b>New Applications for December</b>                                   |                            |                                       |
| 10 Idlewood  | Unlimited Partnerships LLC | C2: Minor Addition                    |
| 40 Upland  | Brown                      | C2: Minor Addition                    |
| 21 Rancheria   | Tuthill                    | C4: Significant Changes in Appearance |
| 651 Goodhill   | Mozaffarian                | C5: Substantial Remodel               |
| <b>Continued Applications to be considered in December</b>             |                            |                                       |
| 11 Rancheria   | Centeno                    | C4: Significant Changes in appearance |
| <b>Applications Approved in November</b>                               |                            |                                       |
| 421 Crown  | Aldridge                   | C2: Minor Addition                    |
| 3 Idlewood   | Guay/Wong                  | C2: Minor Addition                    |
| 530 Woodland   | Lewis                      | C2: Minor Addition                    |
| <b>Applications Continued in November - next meeting to be decided</b> |                            |                                       |
| 115 Woodland   | RMDG                       | C7: Teardown                          |

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**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.** unless otherwise specified. 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 via email at [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

*We wish all our  
neighbors a very  
joyful holiday  
season and a  
happy & healthy  
new year!*

### ***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>       |

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**THURSDAY, September 28, 2017**

Present: Barr, Becker, Freeman, Goldsmith, Leh, Willard

Staff: Jeanne Williams, Administrator

A quorum of directors was present at the meeting.

**Call to Order:** The meeting was called to order at 6:01 pm by President Freeman

**Public Comment:** None

**August Minutes:** M/S/A to approve

**Architectural Committee Report and Ratifications**

- M/S/A to ratify approval of two projects.
- Director Leh discussed issues arising in designing new spreadsheet for the tracking and billing of charges for architectural projects.

**Committee Appointments** – Nothing to report. Still seeking another member for View Restoration Advisory Committee.

**LPR Report and Related Votes**

- Freeman provided a progress report on draft contract between KWPOA and a member property for access to electrical power for LPR. Agreement is in member property's hands.

**2018 Budget:**

- President Freeman presented the Budget for Treasurer Gray, who was not present.
- M/S/A to approve

**2018 Assessment:**

- President Freeman presented the proposed Assessment for Treasurer Gray, who was not present. The proposed Assessment for 2018 remains unchanged from the 2017 Assessment.
- M/S/A to approve

**Annual Meeting and Election:**

- The Annual Meeting will be on January 17, 2018 at 7:00 pm at The Studio, at MAGC.
- In discussion about Speakers for the Annual Meeting, Lt. Governor Gavin Newsom and our Sheriff Deputy were suggested. President Freeman will follow up with Newsom and Director Leh will follow up with the Deputy.
- Members wishing to run for one of the four seats which will be up for re-election must declare by October 31.
- Election Inspectors need to be recruited and voted upon at the October Regular Meeting.

**Upcoming Events:**

- **Halloween Parade and Party** – The Halloween Parade will begin at 5:00 pm on Tuesday October 31, followed by the Party. Non-members Tara Dale and Bob Gray, residents of 215 Woodland Road, have agreed to host the party, which is funded by KWPOA. Traffic on Woodland Road between Goodhill/Rancheria and North/South Ridgewood will be detoured due to the large numbers of young Trick-or-Treaters. Advance notice of the parade and detour will be published in the newsletter and posted at the Woodlands entrance, key intersections, and trailhead parking areas on Crown Road.
- **Holiday Party** – On Sunday December 3, KWPOA hosts the Annual Holiday Party to which all Kent Woodlands residents are invited. This is an adult event. Invitations will be sent out shortly, with information about the cost to attend.

## **Officer Reports**

### **President's Report:**

- Sheriff Deputy asked if Board would like to explore removing the “No Parking” signs on Woodland Road. The board declined to pursue the matter due to concerns about safety of school children, pedestrians and cyclists if cars are parked in the shoulder lane.
- Creek Clean Up program – A notice will be placed in the newsletter informing residents who live along streams and creeks are responsible for keeping them clean.

## **County/Community Update**

The Coalition of Sensible Taxpayers (CO\$T) will hold a public meeting on October 19 at which the Howard Jarvis Taxpayers Association President will provide updates on state legislation affecting Marin residents. 6:30 pm at the Corte Madera Community Center.

## **Administrator's Report –**

- Two member properties have not yet paid 2017 assessment. One such property is now under lien.
- Halloween parade & party plans discussed.
- Planning for KWPOA board election.
- Planning for disclosure packet mailing in mid-November.
- Assessments can be paid via PayPal again this year.
- Will develop a plan for archiving files.

**Next Regular Board Meeting:** October 26, 2017

**Meeting adjourned 7:44 pm**

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary, KWPOA Board of Directors