



# Kent Woodlands Journal

Newsletter #278

December 2018

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's note

At long last mother nature has blessed us with winter rains to replenish our dried, parched soil. I'm sure we are all breathing a sigh of relief that Kent Woodlands has survived another long, hot, dry summer without a major fire occurring in our neighborhood. Whether it's our topography, fire mitigation efforts or pure luck that has kept us from fire's devastating destruction, our northern neighbors have not been so fortunate. Evacuation proved to be the downfall of many residents as gridlock trapped many homeowners as they all tried to flee at the same time. Evacuation will be of paramount concern here in the Woodlands as, although our roads are wide, they all terminate at Woodland Road, our only road out. This topic will be addressed at our next Fire Safety Committee which is working diligently to make our neighborhood safe from fire and its devastation. If you are interested in joining this committee, please contact the KWPOA office for information.

On a more festive note our annual Holiday Party scheduled for December 9th at the new local restaurant GuestHouse has proven to be quite a hit and is almost sold out. If you are planning on attending please be sure to RSVP to Jeanne Williams in the KWPOA office ([jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com)) to make sure you reserve a spot. It is sure to be a fabulous evening.

— Bitsa Freeman, President

## Annual Membership Meeting

Mark your calendar for the KWPOA Annual Membership Meeting on Wednesday, January 16th at 7:00pm in the Livermore Room at Marin Art and Garden Center. Topics will include fire safety and updates from the Board of Directors. A final agenda will be included in next month's newsletter.

## Annual Assessments

KWPOA members will receive their annual assessment notice during the first week of January. Your assessment payment is due by February 15th, and late payments will be subject to a 10% late fee and monthly interest.

As noted in our recently mailed Annual Budget Report and Policy Statement, the annual dues will remain at \$275, as they have been for the past four years.

If you have any questions, please contact the office at 415-721-7429 or [info@kwpoa.com](mailto:info@kwpoa.com).

## Sheriff's Report

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

Alarm Activations	4 Activations
911 Hang-Up	2 Incidents
Vacation Homes	3 Homes
Vacation Checks Completed	17 Checks
Extra-patrol Request completed	32 Checks
Welfare Checks	4 Incidents
Citizen Assist	10 Incidents
Civil Advice	6 Incidents
Assist Fire	9 Incidents
Noise Complaints	1 Complaint
Traffic Stops	9 Stops
Parking Complaints	3 Complaints
Suspicious Vehicles/Persons	5 Incidents

— Deputy Scott Anderson

# Top 5 Tips for Holiday Home Safety

**It's the season of good cheer and festive gatherings, complete with decorations, lighting, trees and more. While these things help set a jolly holiday tone, they also pose hidden dangers. These tips can help you keep your family and home safe.**



## 1. Holiday Lighting

All those twinkle lights help make spirits bright, but they can also start fires. Be careful to choose strands of lights that are flame-resistant. Inspect your older lights and make sure to replace them if the wires are frayed, sockets are cracked or the cord is tightly kinked. Look for a certification mark like UL or ELT to make sure the product complies with safety standards. Don't overload extension cords. Keep decorations and other flammable materials away from lit candles. And never use electric lights on a metallic tree; a single touch can cause electrocution. Keep children and pets away from light strings or decorations that use electricity. Always turn your lights off when you're away from home or going to bed.

## 2. Trees

If you're buying an artificial tree, look for a "fire-resistant" label. When choosing a live tree, look for fresh green needles that don't break easily when bent. Set your tree up away from fireplaces, radiators, portable heaters and other heat sources. Heat sources too close to the tree cause roughly one in every six holiday tree fires. Be sure to keep the tree watered, and make sure it doesn't block any main exits.

## 3. Decorations

Older ornaments may have been painted with lead paint. If you even suspect they were, don't display them, especially if you have children. Use only nonflammable or fire retardant ornaments. With children in the home, be sure your ornaments are unbreakable and free of sharp edges. Also, hang ornaments with moving parts out of your child's reach.

## 4. Entertaining

As you're preparing for guests, keep these safety tips in mind.

- Don't leave the kitchen when anything is cooking. Unattended cooking is the leading cause of home fires in the U.S., according to the National Fire Protection Association. Two out of every five home fires start in the kitchen.\*
- Poinsettias are festive. While they are NOT poisonous to pets, according to veterinary experts, they are mildly toxic and CAN cause nausea, vomiting and skin irritation. Keep them out of your pet's reach or avoid displaying them at all.
- Be sure the fireplace flue is open BEFORE you light the fire. Keep evergreen boughs, paper and decorations away from the fireplace. Never burn wrapping papers in the fireplace.

## 5. Security

While you're busy enjoying holiday events, criminals are busy watching your home. So be extra careful about locking doors and windows when you leave home. You should also:

- Leave a radio or TV on so it looks like someone is home.
- Keep indoor lights on a timer.
- Not openly display gifts in front of windows.
- Ask someone to pick up your mail or newspaper if you'll be gone for longer periods.
- Not hide the spare key in obvious places. Burglars know to look under doormats, rocks, flowerpots and above the door.

## **Architectural Applications: December 2018**

**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: Wednesday, December 12***

<b>Applicant</b>	<b>Property Address</b>	<b>Category/Project Description</b>
<b>New Applications for December</b>		
Buresh	227 S Ridgewood	C2 Minor Additions
Solomon	432 Woodland	C3 Preliminary Review
<b>Continued Applications to be considered in December</b>		
Mozaffarian	651 Goodhill	C8 View Restoration
Gossett	1 Spring	C4 Significant Changes to Appearance
<b>Applications Approved in November</b>		
Schafer	101 Idlewood	C2 Minor Addition
Ryan	111 Woodland	C2 Minor Addition
Perry	46 Rock	C1 Minor Changes
<b>Open Enforcements</b>		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
<b>Exempt and Administratively Approved Applications</b>		
Bloomberg	147 Crown	Fence Replacement
Lane	233 S Ridgewood	Tree Removal
Johnson	10 Woodland	Tree Removal
Corker	216 S Ridgewood	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.



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

## *Regular Board Meeting*

**Date:** Thursday, December 6, 2018 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 25, 2018 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- Resignation of Board Member
- Election Update
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

### **Executive Session Agenda:**

- Call to Order
- Approval of October 25, 2018 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  
**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>
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