



# Kent Woodlands Journal

Newsletter # 196

February 2012

The monthly newsletter of the Kent Woodlands Property Owners Association

## KWPOA Annual Meeting Recap

The Kent Woodlands Property Owners Association Annual Membership Meeting was held at Kent Middle School, Rooms 8/9, on Wednesday, January 18, 2012. President Josh Rafner called the meeting to order at 7:10 P.M. Board members introduced themselves: Marie Lyons, Tim Treadway, Anne Barr, Kathy Goldsmith, Josh Rafner, Jesse Gossett and Peter Brockman. The Election Inspectors, Denise Miller, Rebecca Sylla, Dianna Overmyer were introduced and thanked for agreeing to tabulate ballots for the election of directors.

Guest speakers included Lt. Steve De La O, of the Marin County Sheriffs Department, and Supervisor Katie Rice, who has replaced Hal Brown. Supervisor Rice noted that she has been now two months on the job, but worked as an aide to Hal Brown for eight years. She now lives in San Anselmo, and detailed her Marin County biography. She emphasized that in particular she was “paying attention” to the Marin General Hospital bond effort, and to the Greenbrae-Hwy. 101 improvements. Ms. Rice then responded to questions about local issues including, but not limited to, Evergreen Road repairs, County financials, State of California shift of some prison populations to counties, the County’s relationship to CalTrans, fire prevention programs, the Vision Plan, and the Flood Control Program. Ms. Rice offered to stay after the meeting to answer further individual questions.

Lt. De La O updated the membership on the Sheriff activity in Kent Woodlands. “You are a very safe community,” De La O stated. In addition, Sr. Francis Drake Blvd is “well-patrolled.” The lieutenant also answered questions on AB 109 (prisoners paroled into the County), and responded to membership concerns about bikers using our roads unsafely, robberies in Kent Woodlands, use of security cameras, typical timing of burglaries, and the safety of school-age children walking to our neighborhood schools. De La O also underscored that the deputies work Monday – Friday, but Sheriff Department coverage continues on the weekends with the Kentfield substation. De La O urged Woodlanders to call with concerns, and gave the phone number 479-2311.

President Rafner gave a brief president’s report, particularly thanking office staff Jeanne Williams for her efficient work in the KWPOA office. Rafner explained the

role of KPAB (the Kentfield Planning Advisory Board). He urged the general community to “pull together.” He received questions from the audience.

Treasurer Jesse Gossett gave a financial report. He said that the Association had a “good year” due to larger than expected design review fees, and a receipt of more homeowner assessments than in previous years. KWPOA has \$172,000 in assets. Budget numbers should be available online by 1/19, with revised numbers in April 2012. Gossett received questions regarding the financials, including questions on the accounting company used, what newsletter expenses included, what financial controls exist.

Kathy Goldsmith gave a Social Committee report, emphasizing the goal of KWPOA block parties: to allow neighbors to get to know one another, as our hilly terrain and privacy-oriented homes are not always conducive to this.

Rafner opened the meeting to the Public Comment section. Questions were numerous including, but not limited to, questions on Open Enforcements and what happens to these enforcements, fire safety information and what KWPOA might be doing regarding disseminating fire safety information, an easement question on Goodhill, a suggestion to use ads in our newsletter to generate more income, question on newsletter content and opening the newsletter to appropriate public comment, questions and concerns on the entrance sidewalk and its repair, concerns about lack of timely response by board to letters and phone calls.

Dianna Overmyer, representing the Election Inspectors for the election of officers, announced the election results. They were:

Carl Polesky\*- 190 votes  
Mimi Willard\*- 184 votes  
Marie Lyons – 155 votes  
Tie between Peter Brockman and Tim Treadway  
for 131 votes each

\* These are the new board members.

The Annual Meeting ended at 9:12 P.M.

# Goings and Comings

Josh Rafner was KWPOA's president from 2007 until 2012, and, before his tenure as president, served our Association as its treasurer under president Jeff Drust. To say that Josh devoted thousands of hours into improving and maintaining our community is probably an understatement. He led board meetings, filled in on Architectural Committee appeals, met with varied County officials, recruited new board members, attended block parties, wrote his president's column every month, marched in the Halloween parade — you name it, Josh has done it for KWPOA and then some. His presidency will also be distinguished as one of the longest in recent history, and we all recognize his dedication to community service.

Thank you, Josh, from all of us for your years of service and your unending pursuit of a special vision for a better Kent Woodlands.

New board member Carl Polesky is a 42 year resident of Kent Woodlands, specifically Westwood Drive. He has raised his family here. Carl says he wants to give back to the community which affords him privacy, natural beauty and a wonderful neighborhood. He is a strong proponent of maintaining residents' rights to privacy and views. Carl welcomes the involvement of community voices at monthly board meetings, with the belief that all residents should be treated respectfully. First and foremost, Carl believes the board must be responsive and responsible to the homeowners they represent. He strongly desires community input to determine community support on the question of road repair and maintenance. He also wants to be sure our trees/views rules reflect what the community wants, and are applied in a fair and unbiased manner. Welcome to the new board, Carl! Carl starts a two year board term.

New board member Mimi Willard is a retired financial analyst, who moved to Kent Woodlands for its quiet, beauty, and access to trails and the outdoors. She is the parent of two young adult children, one in college. She is currently a Ph.D. Candidate in American History. Her goals for KWPOA are to manage a tight financial ship, to tap County resources to improve our roads, and to use democratic leadership to enhance the harmony and neighborliness of KWPOA. She believes that the

KWPOA board should encourage public input through expanded public comment at board meetings; open the newsletter to public comment; respond to all calls and emails within 72 hours; encourage volunteerism of a broad cross-section of the community — advertise board openings; question all expenses with an eye to efficiency; target dues increases at less than inflation; take a close look at fees; have a structured approach for working with the County and other entities who maintain our infrastructure. Welcome, Mimi! Mimi begins a two year board term.

## Treasurer's Report—2011

Income for the year was \$220,359 which was \$31k more than budgeted and \$43k more than 2010. Most of the increase over budget came from Design Review Income (\$11,900). We also had greater than budgeted Assessment Income which is the result of aggressively pursuing delinquent assessments from prior years. Despite incurring some unexpected expenses this year we came in only \$2,200 over budget. The net result is an additional \$47k in net income for the year giving the Association total assets of \$172k. Contrary to claims made earlier in the year, the Association has never been in stronger financial shape with the ability to tackle unforeseen expenses and to be able to adequately enforce our CC&Rs and by-laws.

For some financial but non-Association related information, I recently discovered I was the victim of mailbox theft which resulted in the thieves taking my bank statements and electronically withdrawing a very large sum of money. If you receive paper statements please check to see you have received them for the most recent months and that no unauthorized activity has occurred. If you have any suspicions please contact your bank and the Sheriff's office (they are VERY helpful).

Finally, for my last column as Treasurer, I thank the prior Board for its many years of dedicated, selfless service. I would like to particularly thank Josh Rafner for his tireless leadership of this organization, bringing us to a point of financial security, forging strong alliances with the County and neighboring agencies, and operating in a fair, professional, and transparent manner. Thank you!

— Jesse Gossett

# Election Matters

Never before has KWPOA had an election tie. This year both Peter Brockman and Tim Treadway received the same vote count, 131.

The new board consulted with our board attorney, David Feingold, and he advised that, under our Bylaws, such a tie must be resolved by a random draw. Thank you to our indomitable Election Inspectors who showed up at our first board meeting (1/26), supervised and conducted the drawing. Tim Treadway won the tie; however, Tim had given the board his resignation, effective should he win the tie. The board will fill these vacancies in due course.

Tim Treadway has been a board member since March, 2008. He lives on Woodland Road, with his wife Carol and two daughters. Tim interfaced with County officials on the problem of degraded Woodlands' roads, and spent countless hours working on the engineered possibility of a safer Woodland Road entrance. He also participated in the Visioning Committee by invitation from Supervisor Hal Brown, and worked with officials from the College of Marin to enhance College Avenue, as it is the gateway to our neighborhood. We on the 2012 board will greatly miss Tim's can-do attitude, and hours of community

service for a better Kent Woodlands.

Marie Lyons, of Rancheria Road, also relinquished her recent board position, recognizing that her commitment to a family of four boys and other prior volunteer activities do not truly leave her enough time to fully participate with the passion she would like on the KWPOA board. Graciously, she has promised to help the board in any way she can, or on special projects that may come up. Marie is a known A+ commodity, so the board will certainly keep her phone number handy... Good-bye, Marie!

KWPOA board member, Jesse Gossett, retains his board position, but has asked to step down as Treasurer. Jesse is attending law school full-time. Carl Polesky, newly elected board member, will take over as Secretary-Treasurer.

Election results: Under Davis-Stirling law applicable to homeowner associations, KWPOA is required to report in a communication directed to all members the tabulated results of the recent 1/18 election. Therefore, in accordance with the law, the results are as follows: Polesky, 190 votes; Willard, 184 votes; Lyons, 155 votes; Treadway/ Brockman, 131 votes; Rafner, 125 votes.

## A Note from Sup. Katie Rice

Dear Kent Woodlands Residents,

Thank you so much for having me at your recent annual meeting at Kent School. I appreciate the opportunity to tell you a little bit about myself and also the opportunity to hear about your concerns.

My contact information is 473-7331 or [krice@marincounty.org](mailto:krice@marincounty.org). You can also reach my aide, Laurie O'Hara, at 473-7351 or [lohara@marincounty.org](mailto:lohara@marincounty.org). I encourage you to be in touch with me via email or phone regarding any concern, issue or comment you would like to pass on.

All my best to you in 2012.

**Katie Rice**  
**County of Marin Board of Supervisors**  
**District 2**

## NEIGHBORHOOD NOTES

### **Dog Owners:**

Once again, children walk to school along Woodland Road. If you walk your dog that route, be respectful and clean up after your pet. Be a good neighbor. Actually, this plea extends to **ALL** Woodlands roads and all dog owners. Let's play nice. Thanks.

### **Assessment Reminder:**

Please remember that assessment payments are due by February 15th. If you did not receive your 2012 assessment notice, please contact the office at 721-7429.

# — H E L P —

- KWPOA needs 300 sq ft of office space. Kent School needs our space. Leads to a new location to rent, share, or sublet are appreciated.
- Express your desire to serve the KWPOA community. Volunteer for current and future openings on committees and the board.
- Reduce newsletter costs: receive the newsletter by email by opting out of hardcopy.

*If you want to contact us about the items above, please send an email or letter to Jeanne Williams at [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com), or P.O. Box 404, Kentfield, CA 94914.*

## Speaking of help...

Three hardy souls (Hadar Weitzman, Rebecca Sylla, and Carol Treadway) stayed to the end of our January board meeting, which, for the evening, was changed to one of open dialogue with community members. We thank you for your insight and brainstorming about reducing newsletter costs and finding office space. The new board greatly appreciated it! Kudos!

## Board, Committee, and Project Vacancies: Are You Willing to Serve?

In 2012, there's a lot to do to at KWPOA. We encourage your participation. Please let us know if you have the time and interest in helping out. There are currently openings (and others will arise over time) on the board, social committee, and trees and views committee, as well as special projects on which we could use help (e.g., finding new office space for the KWPOA since our lease at the Kent Middle School is expiring; improving fire safety in the Woodlands; making the Woodlands entrance safer for pedestrians; and revamping the newsletter). If you want to volunteer, please contact us by email or letter, indicating what positions are of interest to you and how you feel you could contribute. If you are interested in a current or future board slot please indicate what tasks you have the energy and skills to help out with, as there are several time-consuming responsibilities that need to be spread among the Directors. Also, if you are interested in a board opening, volunteering to help with a committee or project is a great way to start getting involved. Please send your email or letter to Jeanne Williams at [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com), or P.O. Box 404, Kentfield, CA 94914.

# ARCHITECTURAL APPLICATIONS

## FEBRUARY 2012

**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.**

Applicant	Property Address	Category/Project Description
<b>New Applications</b>		
Estes	20 Evergreen	C4: Significant Changes in Appearance - Pool Cabana Relocation/Addition
Siebel/Newsom	11 Rock	C4: Significant Changes in Appearance - Remodel & Second Floor Expansion
Leh	317 Crown	C6: Teardown/New Construction - New Single Family Residence
<b>Continued Applications</b>		
Courtney	313 Goodhill	C1: Minor Change - Solar Installation & Relocation of Thermal Panels
<b>Applications Approved</b>		
Henderson	101 Crown	C4: Significant Changes in Appearance - Master Bath Addition
<b>Open Enforcements</b>		
Smith	111 Idlewood	Unauthorized construction: retaining wall and pool
Hopkins	111 Diablo	Unauthorized removal of trees/and unauthorized installation of fence

**Note: Architectural Committee actions are not final until ratified by the Board.**

### **ARCHITECTURAL COMMITTEE INFORMATION**

**MEMBERS:** Jim Schafer (Chair), Bill Riley, Anne Barr

**COORDINATOR:** Alison Schlosser

**MEETINGS:** Held at the Association Office at Kent Middle School on **the 2<sup>nd</sup> and 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 the KWPOA office at 721-7429. Materials and applications may be mailed to P.O. Box 404, Kentfield 94914, or delivered to the office **by appointment only.**

## KWPOA Contact Info

**Mailing address:** P.O. Box 404  
Kentfield 94914

**Phone:** 415-721-7429

**Fax:** 415-721-7468

**Web Site:** [www.kwpoa.com](http://www.kwpoa.com)

**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

Kathy Goldsmith, President	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a>
Mimi Willard, Vice President	<a href="mailto:mwillard@kwpoa.com">mwillard@kwpoa.com</a>
Carl Polesky, Secretary/Treasurer	<a href="mailto:cpolesky@kwpoa.com">cpolesky@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
Jesse Gossett, Director	<a href="mailto:jgossett@kwpoa.com">jgossett@kwpoa.com</a>
Jeanne Williams, Administrator	<a href="mailto:jwilliams@kwpoa.com">jwilliams@kwpoa.com</a>
Alison Schlosser, AC Coordinator	<a href="mailto:aschlosser@kwpoa.com">aschlosser@kwpoa.com</a>

## Other Important Phone Numbers

All Emergencies: 911  
Fire Department: 453-7464  
Sheriff's Department: 499-7234 or 479-2311

## Regular Board Meeting Agenda

**Date:** Thursday, February 23, 2012  
**Time:** 5:30 p.m.  
**Place:** KWPOA office at Kent Middle School

- Call to Order
- Public Comment
- Approval of Minutes
- AC Report and Ratifications
- Revision of Architectural Rules
- Officers' Reports
- Administrator's Report
- County Update
- 2012 To Do List
- New Matters
- Unfinished Business
  - Chickens / Coops
- Next Board Meeting Agenda
- Adjournment; Reconvene in Executive Session

The KWPOA Board of Directors' regular meetings are held on the fourth Thursday of each month. Board meetings are open to all Association members. If there are issues you would like placed on the agenda, please notify the office.