



Kent Woodlands Journal

Newsletter #232

February 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note



Hello, everyone!!! Never say never, as I agreed at the last board meeting to be your president! I thought that being president twice already was the end; how wrong I was! So here we go.

I was gratified at the last election to have had three challengers step forward. This is a very healthy situation! This keeps the board members on their toes and earn their stripes...let's continue the trend!

Kathy Goldsmith — what a wonderful three-time president! She addressed scores of issues every month, and always maintained the dignity and integrity of being your president, tirelessly on your behalf, defending your rights as prescribed by our bylaws and CC&Rs. Thank you, Kathy — I hope I can do as well!

The board challengers brought forward many concerns that our new board will address. We will make every effort to be fair and open with every issue! At every board meeting, we have a member comment period about any issue you may have. Come to our meetings and you will have plenty of time to be heard. See you then!

— Barry Evergettis, President

NEWS & NOTES

Board Meeting Time Change: Starting this month, the Board of Directors will meet the fourth Thursday of each month at 6:00pm. Please see back page for the next meeting agenda.

Assessments: Your \$275 payment is due by 2/15/14. Payments not received by due date will be subject to late fee. If you did not receive a billing statement, please contact the office at 415-721-7429.

Parking Stickers: Next week, new "acorn" permits will start going out to members who have paid their assessment and requested stickers for their household. Our patrolling Sheriff's deputies will honor 2014 permits in the lot at the bottom of Woodland Road through February 15.

Election Results & New Officers

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 1/14/15 election. Therefore, in accordance with the law, the results are as follows:

Kathleen Belzer	138 votes
Kathy Goldsmith	138 votes
Anne Barr	135 votes
Bill Gleason	119 votes
Andy Matthes	118 votes
Jeanice Skvaril	116 votes

The elected directors are Belzer, Goldsmith, and Barr.

At the January 22nd board meeting, the board elected the following officers for 2015:

President:	Barry Evergettis
Vice President:	Bitsa Freeman
Secretary:	Kathleen Belzer
Treasurer:	Paul Ross

In addition, the board re-appointed Jim Schafer, Bill Riley and Anne Barr as the 2015 Architectural Committee.

We thank all who participated in the election. Should you have any questions, please contact the office at 721-7429.

— KWPOA Board of Directors

Security Camera Update

At its first board meeting of the year, we evaluated all the information we've gathered on the topic of whether to install security cameras at the entrance to the Woodlands. This included briefing of the board by Sheriff's deputies tasked with monitoring License Plate Reader cameras for law enforcement in the County; written and verbal comments, both pro and con, from many members; and a presentation followed by Q&A by Detective Jerod Kansanback, of at the KWPOA Annual Meeting.

The Board has decided not to pursue this License Plate Reader at this time. The reasons for this decision are as follows:

- The Sheriff's Deputy, Les Richardson, who outlined Kent Woodlands' crime statistics before Det. Kansanback spoke, highlighted that Kent Woodlands has a very low crime rate. This has, of course, always been true. The small number of recent break-ins, with one exception, were through unlocked doors. Locking doors is the most effective solution to break-ins.
- With these other towns and their cameras, it is unclear that any crimes that occurred within those locales resulted in arrests owing to the use of these LPR cameras. However, crime rates did drop somewhat, likely due to the deterrent effect of camera installations.
- Kent Woodlands, as a homeowners association, would be the first and only private (non-municipal) entity to have installed such cameras in Marin County. The other installations are monitored and policed by their own town law enforcement and paid for out of general tax revenues. We are not comfortable being a pioneer, particularly given the uncertainties regarding the costs of ongoing maintenance and whether there would be any measurable benefit (drop in crime rate from current low level).
- Installing and paying for a LPR would be paid for solely by KWPOA members, whereas **all** Kent Woodlands would be covered, and those non-members would not bear any of the expense. The county would also benefit from expansion of their license plate data base, but again, they would not be helping us finance the cameras' installation and maintenance.
- As Detective Kansanback pointed out, the Sheriff cars we now have in our neighborhood **already** have devices which read license plates for identification of stolen cars (which are often used for burglaries) and known sexual predators. And, the positioning of Sheriff cars near the Woodlands entrance during

much of the day, as is now the case, allows us to already enjoy a big deterrent to crime.

- In order to get the entire Woodlands (not just KWPOA members) to participate in financing the LPR system, we would need to do this via a tax levy either tied to or separate from our next Sheriff's CSA-17 tax ballot proposal (which finances the patrols we now have). This would be an additional tax expense which would run for several years—even if the cameras were found to be ineffective. The tax proposal, at any rate, would not be voted on until our current CSA-17 tax comes up for renewal, which would be 2016 at the earliest.

The Board felt that, for the above reasons, there was no compelling reason to install the cameras at our entrance. As always, the Sheriff's Department urges everyone to use common sense, keep your doors locked, use your alarms, and report any suspicious activity immediately to the Sheriff. The Board truly appreciates the member feedback on this issue and we hope that the community understands that we have carefully weighed all the pros and cons.

— KWPOA Board of Directors

Home Safety Tip

Here is your safety tip for the month:
“GRAB HOLD”

You are taking a shower, and suddenly slip! You **“GRAB HOLD”** for any thing you can, but down you go, and if you are lucky, nothing is broken! A near miss!



Let's try the same scenario again: You are showering and slip! You **“GRAB HOLD”** of your grab bar and steady yourself, and all is okay!

Every shower and bathtub needs a proper grab bar—you will use them more than you think! Falling in the shower or tub is so common, it's just a matter of time before it happens to you! So install grab bars in all your showers and bathtubs and **“GRAB HOLD”!**

— Your Fire & Safety Committee

Architectural Applications: February 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 under "Design Review".

FEBRUARY ARCHITECTURAL REVIEW MEETING: February 10, 2015

Applicant	Property Address	Category/Project Description
New Applications for February		
Ghilotti	421 Crown Rd	C4: Significant Changes in Appearance - New landscaping, doors and windows
Applications Continued in January		
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
Anglin	124 Rancheria Rd	C2: Minor Addition - Landscaping, new deck, stairs and windows
Applications Approved in January		
Kim/LeComte	95 Westwood Dr	C4: Significant Changes in Appearance - New garage, demo carport
McLaughlin	7 Quail Ridge Rd	C4: Significant Changes in Appearance - Kitchen Addition 181 sf, doors, windows, paint, roofing, landscaping
Atwater	100/106 Diablo Dr	C2: Minor Addition - New fence and planting
Open Enforcements		
	170 Rancheria Rd	Tree Removal
Exempt Applications		
Kaplan	112 Goodhill Rd	Tree Removal (Oaks)

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **COORDINATOR:** Kathleen Slattery
MEETINGS: Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2nd and 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 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.



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

Board Meeting Agenda

Date: Thursday, February 26, 2014 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of January 22 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Officer Reports
- County Update
- Review CC&Rs
- Review AC Appeals Fees
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of January 22 minutes
- Litigation Report, including 40 Diablo
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the 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
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

Barry Evergettis, President	bevergettis@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Paul Ross, Treasurer	pross@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com

ATTENTION MEMBERS

PROPOSED CHANGE TO THE KWPOA ARCHITECTURAL RULES

KWPOA members have 30 days from the publication of this **proposed** change to our ARCHITECTURAL RULES to comment. Please address comments to the Board of Directors by email to info@kwpoa.com, or via mail to PO Box 404, Kentfield, CA 94914.

The Board is proposing to discuss and take action on this change to our Architectural Rules at our board meeting on March 26th at 6:00 pm (location – KWPOA office, 1010 Sir Francis Drake Blvd, Kentfield).

CHANGE – Solar Panels and Alternative Energy

Proposed modification of rule on solar panels and alternative energy.

The proposed new language is as follows:

Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. Document References: CC&Rs Article VI, Sect. 13.

The existing language is as follows:

Solar Panels & Alternate Energy – No alternate energy systems, including wind and solar energy equipment, may be installed without the prior written approval of the Architectural Committee. The Architectural Committee shall have the right to approve or disapprove the size, shape, color, materials, construction and location of such equipment. All solar panels shall be constructed of the most currently available non-reflective materials. The location of solar systems should minimize the impact on neighbors' sense of privacy and seclusion and should minimize reflection of light into other homes. The location of wind energy systems shall not impact the quiet enjoyment of neighbors' sense of privacy and seclusion nor materially impact ridge-top preservation. (*Adopted 09/27/12*)

Explanation of the Proposed Rule Change and its Impact:

The proposed rule change deletes the second and third sentences of the above existing rule. This change would affect the extent of the Architectural Committee's consideration of the size, shape, color, materials, construction and location of such energy equipment as well as the mandate that all solar panels shall be constructed of the most currently available non-reflective materials. The Architectural Committee would continue to review alternative energy systems prior to approval, to ensure that such systems are not installed within setbacks; encourage applicants to be sensitive to the alternative energy systems' impact on neighbors' privacy, seclusion, and reflected light; and to minimize adverse impact of wind energy systems on ridgetops. The reason for the proposed rule change is to bring KWPOA CC&Rs regarding solar equipment installations (Article VI, Section 13) into clearer compliance with recent changes to the California Civil Code intended to promote solar power.