



Kent Woodlands Journal

Newsletter #244

February 2016

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, everybody. We had a well-attended annual meeting and recent board meeting! As you would expect, home security was on the top of the list of everyone's concerns.

Sheriff Lieutenant Keith Boyd gave an excellent presentation, making many salient points for improving security: locking all your doors and windows; having an alarm system; keeping a watch out for suspicious persons, vehicles and activities; using in-house cameras; installing a license plate reader at the entrance to the Woodlands; plus many other thoughts! He stated there is no one thing or a combination of all things that will stop a burglar if they are determined to rob your house!

In order to collect and combine all of our thoughts and ideas, the KWPOA has put a Security Committee in place with our director Ann Becker as chair. Should you wish to become a member of that committee, and I encourage you to, contact our administrator Jeanne Williams at 415-721-7429 or info@kwpoa.com.

We all need to do our part to curtail our neighborhood crime, so become active!

— Barry Evergettis, President

Book Club News

The Kent Woodlands Book Club meets at Woodlands Cafe at 9 a.m. Newcomers welcome!

March 10th: *Blood and Earth* by Kevin Dales

April 7th: *My Name Is Lucy Barton* by Elizabeth Stout

Questions: LMellberg@gmail.com



Home Fire Safety Tip

Here is your safety tip for the month:

PULL THE PLUG!

How many electric plug-in heating devices do you think you have in your home? Let's count: hair dryers, heating pads, heating blankets, irons, frying pans, grills, ovens, toasters...you didn't think there were so many, did you? How often do you leave your house, drive down the road and think, "Did I turn such-and-such off?" It's a constant worry! Try getting in the habit of pulling the plug when you are finished using an appliance that generates heat. All too often, home fires start with a plug-in electric appliance that malfunctions. So ease your mind and pull the plug! You will never be sorry.



— Fire Safety Committee

Financial Resolution Passed

As in past years, the KWPOA called for a vote at the annual meeting on January 13, 2016 regarding the application of surplus funds. The following resolution was adopted by voice vote of members present:

WHEREAS, the Kent Woodlands Property Owners Association is a non-profit mutual benefit corporation, and,

WHEREAS, the corporation seeks to act in accordance with the applicable IRS Revenue Rulings;

RESOLVED that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in the IRS Revenue Ruling 70-60A.

Kent Woodlands and its Association: Their Early Years

The Kent family adopted certain basic principles for development in what they had named Kent Woodlands. Houses should not disturb the natural terrain and should take into account the location of other houses to provide privacy: lot size and shape were to depend on the house siting, with roads to be built after the lot lines were drawn.

The first deed restrictions (CC&Rs), filed in 1934, stated that “the subdividers...are pledged to the development and maintenance of a residential area of an atmosphere and charm entirely distinctive and individual...” Under the terms of that document, the Kents controlled selection of an Architectural Committee, which would administer and enforce the restrictions. The Committee would be subject to community takeover as the development matured.

The first subdivision map, dated April 6, 1936, showed 28 parcels running on both sides of Rancheria, below Adaline (now Woodland) Road and along Magnolia to Murray Lane. The first house was built in 1937. Today, as you enter the Woodlands, you drive right by it, look right at it, and never know it's there. It's a striking Maybeck Tudor (thanks, Martha).

The next subdivisions moved on below Woodland to the Evergreen Road area as far as South Ridgewood, and to North Ridgewood (Nancy Kent Danielson, Roger's daughter, recalled that, when she was young, Woodland Road ended there).

A 1940 marketing piece referred to “illuminated roads” and “underground utilities.” That's how it was in the first subdivisions – and still is. A 1941 piece touted the Woodlands' “hiking and saddle trails”, and the easy commute by rail or car, with no stop lights from the new bridge to the development. It also mentioned stables, and a grove of giant Redwoods (probably behind Sonia's house on Woodland).

After World War II and into the 1960s, a number of houses were designed or landscaped by noted architects of that era – our Mario Ciampi, Larry Halprin and Joe Esherick. And there was Thomas Church, William Wurster and others. Our Harley Jessup compiled a list of about 30 of those houses – another terrific effort.

Most are (or were) in the first subdivisions, or

on Diablo, Laurel or Orchard Way, off lower Goodhill, in or close to what had been the family enclave. Some are a bit farther out – on Live Oak, Acorn or Buckeye Way, or Goodhill beyond the widow Elizabeth's house at 131. A few of the early ones are out even farther – a 1947 house at 465 Woodland, a 1950 house at 509, a 1951 house up on 101 Crown, and four on Spring.

There is another Wurster house on Vineyard Way (thanks, Maryanna). And, of course, many other houses, some of them also notable – from multi-story mansions to modest ranch style houses – were also built during that period and later.

By 1966, there were 18 subdivisions. In that year, the Kent Woodlands Property Owners Association was formed with the Kent family's approval. In the next few years, the family relinquished control of the development, just as they had planned at its inception, and the new Association took over the tasks of applying and enforcing the CC&Rs' design and land use standards.

It also began acting as mediator-arbiter in resolving neighbor disputes. And there have been some lusus. One involved a tiger up on Crown. The owner kept it tethered but uncaged. The CC&Rs of that time prohibited keeping chickens, but said nothing about tigers. Even Hal Brown was stumped, as I recall. And the neighbors...

Through its elected Board and its committees the Association also dealt with more significant matters. It became the recognized spokesperson for and representative of what had become the Woodlands community. In that role it addressed issues of common concern in consultation with our Supervisors and County agencies. In her newsletter articles on past Association presidents, Daly Schreck has alluded to a number of those issues and individuals who have worked to resolve them.

The most challenging issue of all emerged in the late 1970s. It threatened to turn the Woodlands in to just another (not so) high end residential development. There appeared to be no way to resolve it.

— by Paul Homrighausen

This article was originally published in our December 2012 newsletter as part of a series.

Architectural Applications: February 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".

FEBRUARY ARCHITECTURAL REVIEW MEETING: FEBRUARY 23rd

Applicant	Property Address	Category/Project Description
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New Applications for February

Blum	40 Westwood	C1: Landscaping, Lighting, Stone columns
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Applications Approved in January

Whatmore/Rodgers	221 S. Ridgewood	C2: Minor Addition - Sunporch Addition
Mills	341 Evergreen	C4: Significant changes in appearances - Carport, solar panels

Applications Continued in February

RMDG LLC	115 Woodland Rd	C3: - Preliminary review - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
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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 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, February 25 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of January 28th Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Security Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Mar. 24, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of January 28th minutes
- Litigation Report
- Personnel
- Adjournment

(Final agenda posted at office 96 hours prior to 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

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