



Kent Woodlands Journal

Newsletter # 195

January 2012

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Corner: A New Year

Welcome to 2012! Faced with decompression from the hectic pace of the holidays, or faced with the bracing jolt of back-to-reality, or faced with the letdown as holiday trappings are stored away – whatever we're faced with, the New Year gives each of us another chance at things. Resolutions, recommitments, redoubled efforts, all now with the hope and optimism of an economy at last showing signs of getting back on its feet. Here's to a happy and prosperous year ahead for all of us.

Looking back at the festive season, our Woodlands seasonal rite of the annual holiday party was a marvelous event. Thank you Woodlands Café and the Santa family for your hospitality! Seems like ages ago, but a not-to-forget memory of delicious food, plenty to drink, warm conviviality and nice people to share it all with. We have such a great community!

All too often, it's hard to find enough volunteers to fill the Association's Board and Architectural Committee. The job requires countless hours of work, and often involves mediating tense discussions between neighbors. We often have to "beat the bushes" to fill spots, so we were delighted that we had more candidates for the upcoming Board election than there are open seats. We were discouraged, however, when the election recently transitioned from being a contest of ideas to a contest of fabrications and personal attacks. The Association is absolutely committed to cultivating a positive, neighborly dialog in which everyone is heard, not just those who wish to dictate the agenda. No matter the outcome in the upcoming election, we hope you'll agree: Let's keep this neighborly!

— Josh Rafner, President

ANNUAL MEETING

- WHEN:** January 18, 2012 at 7:00 pm
WHERE: Kent Middle School, Rooms 8/9
AGENDA: Call to Order
Guest Speakers:
- Supervisor Katie Rice
- Sheriff's Representative
President's Comments
Financial Report
Public Comment
Announcement of Election Results
Adjournment

***Please plan to attend this important event,
and don't forget to return your ballot!
Questions? Call us at 415.721.7429.***

2012 Assessments

KWPOA Members should be on the lookout for their **2012 Assessment Notices**, which were recently mailed. The annual dues of **\$345** are required of all KWPOA members, and must be received by our office no later than February 15, 2012. Payments mailed after that date must include a 10% penalty for a total of \$379.50.

On your payment slip you may indicate how many parking stickers you would like. Please be aware that because of recent misuse of the KWPOA lot, we are placing a limit of 4 stickers per property. In addition, we will require you to provide a license plate number for each sticker you request.

Finally, please also take a moment to ensure that all of the contact information on the payment stub is current, including mailing address, telephone numbers and email addresses.

If you have not yet received an assessment notice, or if you have any questions, please contact Jeanne Williams at 721-7429.

A Note from the Treasurer

Recently, a campaign flyer circulated on behalf of two candidates for the KWPOA Board made allegations regarding the Association's finances. As Treasurer, I feel it necessary to correct the errors in these allegations and alleviate any concerns. First, there has only been a single \$57 increase for the last four years: 2009=\$288, 2010=\$288, 2011=\$345, and 2012=\$345. This comes to only 4.6% / year increase. Second, the financial discipline now is better than it has ever been. Despite the need last year for the Association to incur unexpected legal expenses and to engage the services of a professional meeting moderator (both costs attributable to or arising from demands made by or on behalf of those two candidates), our financial condition is the strongest it has ever been. The Association's asset base grew from \$138,170 in Q3 2010 to \$199,777 in Q3 2011. This is more than a \$61,000 increase in assets over that year; only \$27,000 of that increase is attributable to the dues increase between the two periods which means the other \$34,000 came from aggressive expense management. The numbers used in the campaign flyer were drawn from a budget circulated last fall, not year-end numbers. Because of the mismatch between the timing of income and expenses, projections are often difficult. But any uncertainty regarding the strong financial position of the Association could have been cleared up with a simple inquiry. In fact, the projected income of the Association for 2011 exceeds \$16,000. An updated 2012 budget is posted at KWPOA.COM under the "Board of Directors" tab. Bottom line: The Association is in fine financial shape. It is a well-run organization with strong financial discipline, all the result of a cohesive team and competent leadership.

— Jesse Gossett, Treasurer

Sparkly Holiday Celebration

Throng of Woodlanders mingled and jingled at the Woodlands Café on December 7th, ringing in the holiday season with a festive party. Sue Santa and the Woodlands Group went all-out (MANY THANKS!) with fabulously draped tables laden with delectable platters of food, including prawn skewers,



Kobe Beef sliders, crab cakes with mango salsa, New Zealand lamb lollipops, bountiful cheese boards and red and green everywhere, highlighted by plates of red and green grapes and strawberries, beautifully presented. A selection of wines were offered at either end of the Café, and

neighbors could meet and greet each other, toasting with lovely Côtes du Rhone, Lake County Sauvignon Blanc, and Chardonnay. Gold ornaments gleamed, little white lights twinkled, and the fire was lit in the delightful fireplace. Kent Woodlands Property Owners Association seems to have found a truly perfect holiday home, with delicious food, for a happy and relaxed way to celebrate.

— KWPOA Social Committee

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of December 2011:

Vacation Homes	16 Homes
Vacation Checks Completed	87 Checks
Alarm Activations	16 Responses
Suspicious Circumstances	3 Incidents
Noise Disturbance	2 Incidents
Assist Fire Dept./Medical Assist	4 Incidents
Misc. Service/Advice Calls	1 Request
Welfare Check	1 Request
Solicitor Complaint	2 Incidents
Petty Theft	1 Incident
Grand Theft	1 Incident
Vandalism	1 Incident

The theft incidents involved items taken from an open carport and an unlocked car. The vandalism involved damage to an entry gate.

Vehicle related Matters

Traffic Stops	4 Stops
Traffic Citations Issued	2 Citations
Parking Citations Issued	3 Citations
Suspicious Vehicles	1 Vehicle
Assist CHP	1 incident

— Deputy Glenn Hinchee

ARCHITECTURAL APPLICATIONS

JANUARY 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
New Applications		
Henderson	101 Crown	C4: Significant Changes in Appearance - Master Bath Addition
Siebel/Newsom	11 Rock	C3: Preliminary Review - Remodel & Second Floor Expansion
Leh	317 Crown	C3: Preliminary Review - New Single Family Residence
Continued Applications		
Courtney	313 Goodhill	C1: Minor Change - Soalr Installation & Relocation of Thermal Panels
Applications Approved		
Parasol	16 Madrone	Removal of Tree (Exempt)
Open Enforcements		
Winchester	26 Rock Road	Unauthorized construction: retaining wall
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: Bill Riley and Jim Schafer (Chair)

COORDINATOR: Alison Schlosser

MEETINGS: Held at the Association Office at Kent Middle School 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.

KWPOA Contact Info

Mailing address:

**P.O. Box 404
Kentfield 94914**

Phone:

415-721-7429

Fax:

415-721-7468

Web Site:

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mlyons@kwpoa.com

Tim Treadway, Director

ttreadway@kwpoa.com

Jeanne Williams, Administration

jwilliams@kwpoa.com

Alison Schlosser, AC Coordinator

aschlosser@kwpoa.com

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, January 26, 2012

Time: 5:30 p.m.

Place: KWPOA office at Kent Middle School

- Call to Order
- Public Comment
- Approval of Minutes
- Annual Meeting Review
- Election of Officers
- AC Report and Ratifications
- Officers' Reports
- County Update
- Fire, Traffic & Safety Committee Report
- Social Committee Report
- Administrator's Report
- Next Board Meeting Agenda
- New Matters
- Unfinished Business
- 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 to be placed on the agenda, please notify the office.