



# Kent Woodlands Journal

Newsletter #231

January 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Notes



**HAPPY NEW YEAR!** The lights, brightness, and festivities of the Holiday season are now behind us in Kent Woodlands (including the happy KWPOA gathering at the Woodlands Café in early December) leaving us facing a brand-new year and some old-fashioned COLD mornings

and evenings.

During these long, dark, and chilly winter nights, we like to – most of us – curl up by the fireplace with something good to read. Ah, maybe you are thinking: the latest John Grisham, Ken Follett, Annie Lamott, or even re-reading an old Agatha Christie and figuring out if the butler really did do it. You are probably not thinking of curling up with Kent Woodlands' CC&Rs!

However, for some of you, or perhaps for all of us, while it may not be an exciting read, it would be an instructive exercise. During the last few years, in our KWPOA newsletter, contributors Daly Schreck and Paul Homrighausen have detailed the organization and growth of Kent Woodlands. If you are one to keep your newsletters, take some time to look at Daly's profiles of past presidents, and Paul's history of Kent Woodlands. Daly and Paul both refer to the Woodlands as a community wherein the houses should be carefully sited, harmonious

with the natural terrain and mindful of neighbors' privacy. The natural environment was to be "the dominant character of the community." Extraordinarily, Kent Woodlands is unique in the County as having its very own land use policy designed specifically for it.

Ultimately, there were 20 subdivisions in Kent Woodlands, and, in 1970, Mel Mark, then KWPOA president, initiated the process of consolidating these subdivisions into one, with one set of CC&Rs (done in 1995 under KWPOA president, Carlo Fowler, who led and completed the process of consolidating all the separate CC&Rs into one master document). The Association governs with this master document, *in order to preserve the special Woodlands environment*, as Paul Homrighausen notes. What Carlo Fowler said in 1995 is still true today, and we should all give thanks to those who spent, as he said, "many hours of review, revision, and analysis," to fashion our backbone, our CC&Rs, giving structure to our governance.

Kent Woodlands was and remains a beautiful prize among all neighborhoods in Marin because of this backbone. So, in these long winter evenings, stay cozy — not with Ken Follett — but curl up with the CC&Rs, for a change! Who knows? It might even be interesting, and, as mentioned, an *instructive* exercise...

— Kathy Goldsmith, President

## ANNUAL MEETING & ELECTION

- WHAT:** Annual Membership Meeting    **AGENDA:**
- Call to Order & Introductions, Board & Guest Speakers
  - Guest Speakers:
    - Supervisor Katie Rice
    - Sheriff's Deputy - Update on Kent Woodlands Sheriff's Activity
    - Sheriff's Representative on Security Cameras
  - Architectural Committee Report - Jim Schafer, Chair
  - Financial Report and Vote on Resolution regarding Surplus Funds - Treasurer, Paul Ross
  - Fire Safety Committee - Barry Evergettis
  - President's Report
  - Public Comment
  - Announcement of Election Results - Election Inspectors
  - Adjournment
- WHEN:** Wednesday, January 14, 2014  
at 7:00 pm
- WHERE:** Marin Art & Garden Center  
Livermore Pavilion
- Please plan to attend this important event!**  
**Questions?**  
**Call us at 415.721.7429.**

# Holiday Cheer at Annual Party

Holidays in the Woodlands began early this season with over 100 residents attending the annual KWPOA holiday party. It was a perfect mix of residents new and old, sharing stories, swapping ideas and generally having a great time meeting all the fascinating neighbors just down the street, across the canyon or up the hill from you. Everyone left with a smile and an appreciation for their neighbors & community.

— Bitsa Freeman, Board Member

*Happy New Year!*

## Sheriff's Report

Vacation Homes	18 Homes
Vacation Checks Completed	62 Checks
Extra Patrol Requests	3 Requests
Alarm Activations	19 Activations
911 Hang-Ups/Malfunctions	38 Responses
Assist Citizen/Request Advice Calls	7 Requests
Assist Fire Dept./Fire Calls	2 Incidents
Assist Fire Dept./Medical Calls	7 Incidents
Welfare Check	1 Request
Noise Complaint	2 Incidents
Crimes Reported	0 Reports

### Traffic Related Matters

Parking Complaints	2 Incidents
Traffic Stops	3 Stops
Susp. Vehicles	4 Vehicles

— Glenn Hinchee, Deputy Sheriff

**Non-Emergency Dispatch: 415-479-2311**  
**ALL EMERGENCIES: 911**

## 2015 Assessments

Annual assessment bills have been sent to all members. Your assessment payment of \$275 is due no later than February 15th, after which you will be charged additional fees and interest. If you have not received your bill, please contact the office at 415-721-7429. We also ask that you carefully review the contact information on your payment slip, and correct where necessary.

We thank you in advance!

## Construction Hours

Reminder! Regulations and permit approvals limit the hours for construction-related activities to between 7:30 a.m. and 5:00 p.m. Monday through Friday, and 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is allowed on Sundays, state or national holidays. Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8 am to 5 pm Monday – Friday only.

## Home Safety Tip

Here is your safety tip for the month:  
**“CHAINED UP”**

Ski trips are fabulous fun, especially on a powder day, and that 4-wheel-drive SUV drives like magic! You simply shift into 4-wheel drive and zoom past Cal Trans chain control...what a deal! Even with those great snow tires you have, the “CHAINED UP” vehicle still has safety over you. They can stop on a dime but you can't! So don't be fooled; that car dealer lied when he told you snow and ice was no problem. Yes, that's partly true, but there are limits! So take it easy while driving in the snow, as every car has 4 wheel brakes but the “CHAINED UP” car has an extra drag chute you don't have and you might come out second best in an emergency stop! So drive safely!



— Your Fire Safety Committee

## Architectural Applications: January 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](http://www.kwpoa.com) under "Design Review".

### **JANUARY ARCHITECTURAL REVIEW MEETINGS: January 13 & 27**

Applicant	Property Address	Category/Project Description
<b><u>New Applications for January</u></b>		
Goshay	36 N Ridgewood Rd	C3: Preliminary Review - Teardown and new 2 story (5,478 sf)
Anglin	124 Rancheria Rd	C2: Minor Addition - Landscaping, new deck, stairs and windows
Kim/LeComte	95 Westwood Dr	C4: Significant Changes in Appearance - New garage, demo carport
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
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
<b><u>Applications Approved in December</u></b>		
Dacey	210 Evergreen Dr	C4: Significant Changes in Appearance - Addition to Cabana (520 sf)
Goshay	85 Rock Rd	C2: Minor Addition - New Fence, Planting
Gossett	1 Spring Road	C1: Minor Changes - Tree trimming and removal
Holsberry/Janzer	37 N Ridgewood Rd	C3: Preliminary - Teardown and new 1 story (5,000 sf)
Lane	233 S Ridgewood Rd	C4: Significant Changes in Appearance- Mudroom and bay addition, new entry roof, new windows (135 sf)
Molloy	636 Goodhill Rd	C1: Minor Changes - Tree Removal (Oak)
Parker	9 N Ridgewood Rd	C6: Preliminary Review –Teardown and new one story house and garage (4,325 sf), pool, sitework
Segars	316 Goodhill Rd	C1: Minor Changes - Solar Panels
<b><u>Open Enforcements</u></b>		
	170 Rancheria Rd	Tree Removal
<b><u>Exempt Applications</u></b>		
Rodriquez	224 Woodland Rd	Tree Removal (Oaks)
Silen	8 Buckeye Way	Tree Removal (Acacia)
Geissberger	141 Upland Rd	Tree Removal (Acacia)
Russell	622 Goodhill Rd	Tree Removal (Oaks)
Diablo Drive Trust	41 Diablo Drive	Tree Removal (Oaks)

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**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 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.

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

## Board Meeting Agenda

**Date:** Thursday, January 22, 2015, 5:30 pm  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 4th & Annual Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Election of 2015 Officers
- Social Cttee. Presentation/Discussion, Possible Action
- Fire Safety Committee Report
- Officer Reports
- County Update
- Security Cameras: Discussion, Possible Action
- Solar Energy Systems: Discussion, Possible Action
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of Oct. 27, Oct. 30, Dec. 4th minutes
- Litigation Report, including 40 Diablo
- 170 Rancheria
- Personnel
- Adjournment

## 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](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)  
**Office Hours:** Mon - Thur, 9:00am - 2:00pm

## Board Members and Staff

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>
Kathleen Belzer, Secretary	<a href="mailto:kbelzer@kwpoa.com">kbelzer@kwpoa.com</a>
Paul Ross, Treasurer	<a href="mailto:pross@kwpoa.com">pross@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
Barry Evergettis, Director	<a href="mailto:bevergettis@kwpoa.com">bevergettis@kwpoa.com</a>
Bitsa Freeman, Director	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Jeanne Williams, Administrator	<a href="mailto:jwilliams@kwpoa.com">jwilliams@kwpoa.com</a>
Kathleen Slattery, AC Coordinator	<a href="mailto:kslattery@kwpoa.com">kslattery@kwpoa.com</a>