



Kent Woodlands Journal

Newsletter #243

January 2016

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, everybody! 2016 is here and another year is upon us!! New opportunities abound to bring happiness and prosperity into our lives and enjoy just living! Consider a little more giving than receiving this year!! Get to know your neighbors and reap the benefits of new friendships! Positive, friendly thinking is a force multiplier and a very enjoyable way to live!

So have a great new year, one you will look back on as a really happy and satisfying one, that will give you great pleasure. Don't miss out on the opportunity! All the best to all of you!

— Barry Evergettis, President

Security Notice

Unfortunately, a little on the downside! There have been several recent sightings of potential male burglars in white cars at various properties. In addition, there was at least one recent burglary where the perpetrator accessed the home through an unlocked door. Though there are no suspects in that case, the investigation is ongoing.

Should you notice anything out of the ordinary on your street or anywhere in the neighborhood, call the Sheriff at 415-479-2311 right away. They are more than eager to investigate these reports, so do not hesitate to call them! And do be sure do lock your homes and vehicles.

— Your Board of Directors

Kent Woodlands Property Owners Association

Annual General Membership Meeting

**Wednesday, January 13th at 7:00pm
Livermore Room at the
Marin Art and Garden Center**

AGENDA:

- Call to Order & Introductions
- Guest Speakers:
 - Supervisor Katie Rice
 - Fire Chief Paul Smith
 - Sheriff's Representative
- President's Comments
- Architectural Committee Report
- Fire Safety Committee Report
- Financial Report and Vote on Resolution Regarding Application of Surplus Funds
- Public Comment
- Adjournment

Please join us for this important annual meeting to learn about what is happening in your association and community! For more information, contact us at 415-721-7429.

2016 Assessments

Assessment notices for 2016 should be arriving in your mailboxes soon. The assessment amount remains \$275 for the year. However, as communicated in the annual disclosure documents sent to members in November, members who paid their 2015 assessment are eligible for a one-time rebate of \$200, making the total amount due \$75.

In addition, we have added the ability to pay by credit card through PayPal. To use this option, visit <http://kwpoa.com/membership/assessments/>, enter your property address and the property ID from your invoice, and click the PayPal button.

If you have any questions regarding assessments or payments, please call Jeanne Williams at 415-721-7429.

Book Club!

The Kent Woodlands Book Club meets monthly at Woodlands Cafe at 9:00AM. Newcomers are welcome!

Coming up:

January 14th - 'Circling The Sun' by Paula McLain

February 11th - 'The Immortal Life of Henrietta Lacks' by Rebecca Skloot

Hope to see you there!



Sheriff's Report

The following are Kent Woodlands statistics for November 2015:

Vacation Homes	5 Homes
Vacation Checks Completed	27 Checks
Alarm Activations	21 Activations
Panic Alarm Activations	2 Activations
911 Hang-Up Calls	4 Incidents
Assist Citizen Calls	2 Requests
Suspicious Circumstance	3 Incidents
Misc. Service Calls	4 Incidents
Assist Fire Dept./Fire Calls	3 Incidents
Assist Fire Dept./Medical Calls	9 Incidents
Suspicious Person	1 Incident
Peace Disturbance	1 Complaint
Unwanted Subject	1 Incident
Animal Complaint	2 Complaints
Burglary Report (Residential)	1 Report
Assault/Battery Report	1 Report
Vandalism (Graffiti)	1 Report
Petty Theft	2 Reports
Coroners Case	1 Incident

The battery case was an incident between a boss/employee at a job site. The petty theft cases involved thefts of packages near a mailbox and from an unlocked vehicle.

Traffic Related Matters:

Parking Complaints	2 Incidents
Parking Citations Issued	4 Citations
Traffic Stops	2 Stops
Vehicle Abatement	1 Incident

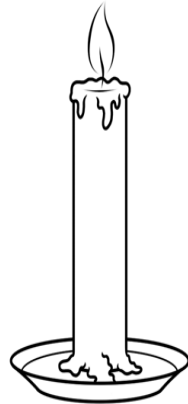
— Glenn Hinchee, Deputy Sheriff #1299

Home Safety Tip

Here is your safety tip for the month:

An Object of a Major Fire

How pleasant candles are! Their light gives great ambience to almost every occasion, and sometimes it might be the only light you have. Everybody should have candles on hand should the power go off and the flashlights go dim! The candle can also be an **"OBJECT OF A MAJOR FIRE"!!** Never leave one unattended, and always put them in a proper candlestick holder to avoid tipping over! So enjoy your candlelight, and use them very carefully, giving them the full respect they deserve!



— Your Fire Safety Committee



Architectural Applications: January 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".

JANUARY ARCHITECTURAL REVIEW MEETINGS: January 12th and 26th

Applicant	Property Address	Category/Project Description
New Applications for January		
Dale	370 Crown Rd.	C3: Preliminary Review - Teardown, removal of existing structure and new construction.
Mills	341 Evergreen Rd.	C4: New carport and solar panels
Abecassis	440 Goodhill Rd.	C7: Enclose entry, new carport, retaining wall and gate
Wisembaker	99 Rancheria Rd.	Non-Member: Substantial remodel
Whatmore	221 S.Ridgewood Rd.	C2: Minor Addition - Replace patio roof and slab.
Sitaram	9 Quail Ridge Rd.	C3: Preliminary Review, significant changes in appearance
Applications Approved in December		
Alper	314 Woodland	C5: Substantial Remodel
Geissberger	141 Upland	C1: Tree Removal
Applications Continued in January		
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.
Exempt Applications		
Antipa	80 Idlewood	Tree Removal
Livengood	140 Rancheria	Tree Removal

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 Agenda

Date: Thursday, January 28, 2016 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 3, 2015 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Review of Rules Regarding Rentals
- Appointment of New Officers and Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Feb. 25, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 3, 2015 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

Barry Evergettis, President	bevergettis@kwpoa.com
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