



# Kent Woodlands Journal

Newsletter #255

January 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

Hello, everybody! This is my last message to you, as I am retiring from the Board of Directors the day after our Annual Meeting in January. I have been on the board off and on since 1998, and it's time to step aside. It's been my absolute pleasure to serve you, and I very deeply appreciate your support all of these years. It's been a very gratifying experience. Thank you all!

Also, another person, Heidi Meyer, is retiring from the Fire & Safety Committee and the View Restoration Advisory Committee. Heidi has done a stellar job in both positions and the association will miss her quick mind, tireless effort, and pleasant demeanor. Thank you, Heidi!

Now it's time for some of you to throw your hat in the ring and be considered by the Board of Directors for my and Heidi's positions. Serving the Board has many rewards and it's your chance to treat other neighbors the way you would like to be treated. So don't be bashful—throw in your hat and you will find how fulfilling it is to serve your community and help your neighbors enjoy their property to the fullest. Should you be interested, please contact Jeanne Williams in the office at [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com). We live in an exceptional place that's always great to call home. See you at the Annual Meeting!

— Barry Evergettis, President

## KWPOA Annual Membership Meeting

**DATE:** WEDNESDAY, JANUARY 18, 2017  
**TIME:** 7:00PM  
**LOCATION:** LIVERMORE ROOM, MARIN ART & GARDEN CENTER

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



# New Committee Members

We are pleased to welcome Tom Nicholson to the Architectural Committee, and Tony Miller to the View Restoration Advisory Committee! Both Tom and Tony are long-time Kent Woodlands residents, each with experience that lends itself to the important work that these committees perform for our community. We are grateful for their service as KWPOA volunteers!

— Board of Directors



# Annual Assessments

Assessment notices are on their way, so please keep an eye out! The annual assessment of \$275 is required of all members and is due February 15th, 2017. Late payments will be subject to a 10% late fee and monthly interest. Payment by credit/debit card through PayPal is available via our web site at [www.kwpoa.com/membership/assessments/](http://www.kwpoa.com/membership/assessments/).

When paying your assessment, please be sure to check over all contact information and make corrections where necessary.

Thank you in advance for your timely payment! If you have any questions, please contact us at 415-721-7429 or [info@kwpoa.com](mailto:info@kwpoa.com).

# Architectural Committee Reminders

As the new year gets underway, many members may be considering improvements to their properties. Please keep in mind the following items as you plan your projects:

1. All exterior improvements require an application to the KWPOA Architectural Committee, including reroofing, solar panels, landscaping, tree removal or significant trimming, exterior paint, fences and gates, window replacements, and any type of structure or construction.
2. Complete project applications are due on the 21<sup>st</sup> of each month to be heard on the 2<sup>nd</sup> or 4<sup>th</sup> Tuesday of the following month. We determine our design review agendas on a first come, first served basis so we encourage you to submit your complete applications as early as possible. As always, we are available to answer questions about the process and to assist you in defining requirements for a complete submittal package. Please also bear in mind that the County design review and permitting process can only take place after receiving written approval from KWPOA, so please plan for these activities in your overall project schedule.
3. Application requirements and forms can be found on the KWPOA website, [www.kwpoa.com](http://www.kwpoa.com) or by contacting our Architectural Coordinator Michael Barber at [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com) or 415-721-7429.
4. All projects must adhere to the KWPOA construction hours as follows:
  - 7:30am - 5:00pm Monday through Friday
  - 9:00am - 4:00pm Saturdays
  - No construction allowed on Sundays, state or national holidays
  - Loud noise-generating construction-related equipment can be operated, maintained, or serviced at a construction site from 8:00am - 5:00pm Monday through Friday only

We thank you in advance for following our guidelines! Please don't hesitate to contact us with questions.

— KWPOA Architectural Committee

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## Architectural Applications: January 2017

**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".

### **THIS MONTH'S ARCHITECTURAL REVIEW MEETING: January 10**

<b>Applicant</b>	<b>Property Address</b>	<b>Category/Project Description</b>
<b>New Applications for January</b>		
Rockwell	9 Quail Ridge Road	C4: Significant changes in appearance
<b>Applications Approved in December</b>		
Holsberry/Janzier	37 N. Ridgewood	C7: Changes to approved project
Tonkin	21 S. Ridgewood	C2: Minor addition
Crawford	100 Rancheria	C2: Minor addition
Babcock	110 Crown Road	C1: Minor Changes-Solar
<b>Applications Continued in December</b>		
Hsu,Su	640 Goodhill Road	C3: Preliminary Review
Gossett	1 Spring Road	C7: Changes to approved project
Murad	6 Turnagain Road	C3: Preliminary Review
<b>Exempt Applications</b>		
Hunt	200 Evergreen	Tree Removal

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**ARCHITECTURAL COMMITTEE:** Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley

**AC COORDINATOR:** Michael Barber

**MEETINGS:** Held at the KWPOA office at 1010 Sir Francis Drake Blvd., #200, Kentfield, CA on **the 2<sup>nd</sup> and/or 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 Michael Barber at the KWPOA office at 415-721-7429 or [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com). 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

## Regular Board Meeting

**Date:** Thursday, January 26, 2017 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 8, 2016 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Appoint 2017 Officers and Committee Members
- Fire Safety Committee Report
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (February 23, 2017)
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of December 8, 2016 Minutes
- Litigation Report
- Personnel
- Adjournment

*(This is a preliminary agenda. Final agenda posted at our office 96 hours prior to meeting.)*

## KWPOA Contact Information

**Mailing address:** PO Box 404, Kentfield 94914  
**Physical address:** 1010 Sir Francis Drake Blvd. #200  
Kentfield, CA 94904  
**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)

## Board Members and Staff

Barry Evergettis, President	<a href="mailto:bevergettis@kwpoa.com">bevergettis@kwpoa.com</a>
Bitsa Freeman, Vice President	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Mimi Willard, Secretary	<a href="mailto:mwillard@kwpoa.com">mwillard@kwpoa.com</a>
Steve Gray, Treasurer	<a href="mailto:sgray@kwpoa.com">sgray@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
Ann Becker, Director	<a href="mailto:abecker@kwpoa.com">abecker@kwpoa.com</a>
Kathy Goldsmith, Director	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a>
Jeanne Williams, Administrator	<a href="mailto:jwilliams@kwpoa.com">jwilliams@kwpoa.com</a>
Michael Barber, AC Coordinator	<a href="mailto:mbarber@kwpoa.com">mbarber@kwpoa.com</a>