



Kent Woodlands Journal

Newsletter #267

January 2018

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Happy New Year, Neighbors! As a result of the raging wildfires that scorched California in 2017 and the devastation that many neighborhoods suffered, the KWPOA board is focusing on fire education in 2018. Kent Woodlands, with our unique topography, abundance of dead, dying and diseased trees and dense vegetation, is extremely vulnerable to fires. Educating our community about Fire Safety is of the utmost importance. With the creation of several fire committees (thank you to the many neighbors who volunteered to participate) and Kentfield Fire Chief Mark Pomi headlining our Annual Meeting, we are sure to have an engaged and educated community that can manage in the event of a fire. It's certain to be an interesting discussion and one that all neighbors should attend. Also, Sheriff Scott Anderson will be in attendance and will discuss current crime trends in our community. There has been a huge uptick in packages being stolen in the community (and the country in general) due to the explosive growth of amazon instant delivery. Please mark your calendars for our very informative and important Annual Meeting on January 17th in the Studio at Marin Art & Garden Center at 7:00pm.

— Bitsa Freeman, President

KWPOA Annual Membership Meeting

DATE: WEDNESDAY, JANUARY 17, 2018
TIME: 7:00PM
LOCATION: THE STUDIO, MARIN ART & GARDEN CENTER
AGENDA:

- Call to Order & Introductions
- Guest Speakers:
 - Fire Chief Mark Pomi
 - Sheriff's Deputy Scott Anderson
- President's Comments
- Financial Report and Vote on Resolution Regarding Application of Surplus Funds
- Architectural Committee Report
- Public Comment
- Adjournment



Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of November 2017:

Alarm Activations	8 Activations
911 Hang-Up	3 Incidents
Vacation Homes	13 Homes
Vacation Checks Completed	54 Checks
Extra-patrol Request completed	56 Checks
Citizen Assist	6 Incidents
AOA Fire	9 Incidents
Assist Outside Agency	5 Incidents
Verbal Disturbance	1 Incident
Noise Complaints	2 Complaints
Thefts	3 Incidents
Traffic Stops	5+ Stops
Parking Complaints	3 Complaint
Suspicious Vehicles/Persons	4 Incidents

— Deputy Scott Anderson

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, 2018. Late payments will be subject to a 10% late fee and 1% interest monthly. You can now also make your payment by credit or debit card through PayPal via our web site at www.kwpoa.com/membership/assessments/.

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

Many thanks in advance for your timely payment! If you have any questions, please contact us at 415-721-7429 or info@kwpoa.com.

COMMUNITY SAFETY INFORMATION

All Emergencies: 911

Kentfield Fire Department (Non-Emergency):
415-453-7464 / www.kentfieldfire.org

Marin County Sheriff (Non-Emergency):
General Info: 415-479-2311 / Kent Woodlands Deputy: kwpoa@marinsheriff.org

FIREsafe Marin (wildfire safety and prevention):
415-446-4420 / www.firesafemarin.org

Get Ready Marin (general disaster preparedness):
415-453-7464 / www.getreadymarin.org

Marin County Office of Emergency Services:
415-499-6584

Poison Control Center:
800-523-2222

Architectural Applications: January 2018

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: January 9, 2018

Applicant	Property Address	Category/Project Description
New Applications for January		
615 College	Callan	C2: Minor Addition
15 Spring	Fellows	C7: Changes to Approved Plans
7 Rancheria	Forsland	C2: Minor Addition
Continued Applications to be considered in January		
21 Rancheria	Tuthill	C4: Significant Changes in appearance
115 Woodland	RMDG, llc	C7: Changes to Approved Plans
Applications Approved in December		
11 Rancheria	Centeno	C4: Significant Changes in appearance
40 Upland	Brown	C2: Minor Addition
10 Idlewood	Camaroto	C2: Minor Addition
Applications Continued in December - next meeting to be decided		
651 Goodhill	Mozaffarian	C5: Substantial Remodel
Open Enforcements		
67 Ridgecrest		
651 Goodhill		
Exempt and Administratively Approved Applications		
2 Fern	Feidler	Tree Removal
375 Evergreen	Smock	Tree Removal
45 Ridgecrest	Rafner	Tree Removal
45 Evergreen	Matsik	Tree Removal

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 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 415-721-7429 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, January 25, 2018 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 7, 2017 Meeting Minutes
- AC Report and Ratifications
- Annual Meeting Recap
- Appoint 2018 Officers and Committee Members
- LPR and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (Feb. 22, 2018)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 7, 2017 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
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Bitsa Freeman, President	bfreeman@kwpoa.com
Kathy Goldsmith, Vice President	kgoldsmith@kwpoa.com
Ann Becker, Secretary	abecker@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, October 26, 2017

Present: Barr, Becker, Freeman, Gray, Leh, Willard
Staff: Jeanne Williams, Administrator
A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:01 pm by President Freeman

Public Comment: None

September Minutes: M/S/A to approve

Nominations for 2018 Board of Directors Election:

No association members were in attendance, and no nominations were received from the floor. Board Members Freeman, Gray, Leh, and Willard stated their intention to run as incumbents.

Architectural Committee Report and Ratifications

- M/S/A to ratify approval of three projects.
- Director Leh provided an update on the design of a new spreadsheet for the tracking and billing of charges for architectural projects.

Committee Appointments – Nothing to report. Still seeking another member for View Restoration Advisory Committee.

LPR Report and Related Votes

- Becker announced that the agreement granting the LPRs electrical power from the residents at 5 Rancheria was signed. The LPR project can now proceed. Jeanne Williams, Administrator, arranged a meeting with ILS Engineering to re-bid the engineering work which is necessary for the Encroachment Permit. Becker and Freeman also attended that meeting. ILS is ready to begin work.

Officer Reports

President's Report:

- Crime – There have been several recent burglaries among houses along Goodhill and Rancheria (and eight in the McAllister area nearby). Freeman spoke with the Sheriff Deputy and has learned this: 1) they believe the suspect is local due to the fact that he is on foot; 2) he is stealing cash, prescription drugs, jewelry; 3) he is targeting homes which are easily reached on foot near the entrance to Kent Woodlands, whose owners are out or on vacation, and whose doors and garages have been left unlocked. She advised that people not announce on NextDoor that they will be traveling.
- Fire Safety – Many residents have expressed concern about fire safety, and specifically about the need for PG&E to under-ground electrical lines. Becker organized a meeting to take place on Friday October 27 at the KWPOA Office to discuss and initiate action on fire safety issues. Freeman suggested that the

attendees join the existing Fire Safety Committee, whose work previously focused on fire evacuation drills, and broaden its reach to address these new issues raised by the Sonoma and Napa wildfires. In the discussion which followed, it was suggested that KWPOA reach out to organizations and agencies on behalf of Kent Woodlands residents, such as the County, the PUC, MMWD, Kentfield Fire Department. The Fire Chief will be invited to speak at the Annual Meeting. Willard will draft a letter for the Board to send to Supervisor Katie Rice. Becker is meeting with Nancy Vernon, Assistant to Katie Rice, on October 30 and this is on the agenda.

Treasurer's Report

Gray reported the September financials which were consistent with plan.

Social Activities Update

- **Halloween Parade and Party** – The Halloween Parade will begin at 5:00 pm on Tuesday October 31, followed by the Party. Non-members Tara Dale and Bob Gray, residents of 215 Woodland Road, have agreed to host the party, which is funded by KWPOA. Traffic on Woodland Road between Goodhill/Rancheria and North/South Ridgewood will be detoured due to the large numbers of young Trick-or-Treaters. Advance notice of the parade and detour will be published in the newsletter and posted at the Woodlands entrance, key intersections, and trailhead parking areas on Crown Road.
- **Holiday Party** – On Sunday December 3 at 5:00 pm, KWPOA hosts the Annual Holiday Party to which all Kent Woodlands residents are invited. This is an adult event. The cost is \$20 per person. The location will be Woodlands Café. Invitations will be sent out shortly.

Administrator's Report –

- One lien has been recorded, on 73 Ridgecrest, for failure to pay dues.

M/S/A to adopt a measure to start a lien proceeding for 136 Upland Rd. which has been in arrears for eight months.

- Planning for KWPOA board election and Annual Meeting on January 17.

Next Regular Board Meeting: December 7, 2017

Meeting adjourned 7:35 pm

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary, KWPOA Board of Directors