



Kent Woodlands Journal

Newsletter #279

January 2019

The monthly newsletter of the Kent Woodlands Property Owners Association

President's note

Happy New Year, neighbors! As we embark on 2019, I thought I'd take a moment to reflect on what a busy and productive year 2018 was for Kent Woodlands. The LPR cameras were implemented after over two years of planning, permitting, approvals and coordinating with other public agencies. We became a member of Firewise and, due to our collaboration with the Kentfield Fire Department and Fire Marshall Todd Lando, secured a \$200,000 grant for fire clearance on our border along Ridgecrest. We enjoyed our first Food Truck event thanks to the vision and enthusiasm of social chair Jeff Leh, and we celebrated the holidays with a record number of attendees at the new local restaurant Guesthouse.

The well-being of our neighborhood is dependent on the goodwill of residents, many of whom volunteer their time and energy to help create and shape the community we all benefit from. I want to personally thank long-time board member Kathy Goldsmith for over a decade of service on our board. She has been a dedicated, passionate and focused leader whose vision for our community hued stringently to our CC&Rs.

I wish everyone a healthy and happy 2019.

— Bitsa Freeman, President

KWPOA Annual Membership Meeting

DATE: WEDNESDAY, JANUARY 16, 2018

TIME: 7:00PM

**LOCATION: LIVERMORE ROOM, MARIN ART & GARDEN CENTER
30 SIR FRANCIS DRAKE BLVD., ROSS**

- AGENDA:**
- Call to Order & Introductions
 - Guest Speaker:
 - Todd Lando, Kentfield Fire District
 - President's Comments
 - Financial Report and Vote on Resolution Regarding Application of Surplus Funds
 - Architectural Committee Report
 - Public Comment
 - Adjournment



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, 2019. Late payments will be subject to a 10% late fee and 1% interest monthly. Payments by credit or debit card can be made via our web site at www.kwpoa.com/membership/assessments/.

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

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

It's Cold Outside!

Winter has arrived with some chilly morning and evening temperatures. The following are a few tips to ensure a safe, warm and energy efficient winter:

- **Get your furnace serviced annually!** A quick check can ensure everything's running smoothly and even identify problems before they become expensive. Natural gas furnaces should also be checked at least once a year by a licensed heating contractor or the utility.
- **Keep it clean!** Vacuum and clean regularly in and around your heater and furnace, particularly around the burner compartment, to prevent a build-up of dust and lint.
- **Keep it clear!** Don't store items in, on or around heating appliances. They can obstruct airflow.
- **Change your filters!** Most forced-air units have a filter that cleans the air before heating and circulating it throughout the home. Follow the manufacturer's recommendations for replacing the filter.
- **Caution!** Don't use heating appliances that weren't intended for in-home use. These include unvented gas heaters, ovens, ranges or outdoor barbeques.

— Mark Pomi, Fire Chief

A Quick Review of our Noise Guidelines

Power Tools: The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

Construction: Regulations and permit approvals limit the hours for construction-related activities to between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays. No construction is allowed on Sundays, state or national holidays (New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8:00AM to 5:00PM Monday – Friday only.

Sound Equipment: Unreasonable noise from sound equipment, including but not limited to radios, hifi systems, televisions, and musical instruments, shall be contained within the property lines at all times and any noise from sound equipment emanating beyond an owner's lot must cease between 11:00PM and 7:00PM.

Architectural Applications: January 2019

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: Tuesday, January 15, 2019

Applicant	Property Address	Category/Project Description
New Applications for January		
Hagey	670 Goodhill	C4 Significant Changes in Appearance
Fourty Two Inc.	120 Evergreen	C1 Minor Changes
Weins	211 Goodhill	C2 Minor Additions
Murad	6 Turnagain	C10 Changes to Roof Form
Continued Applications to be considered in January		
Gossett	1 Spring	C7 Changes to Approved Plans
Applications Approved in December		
Buresh	227 S Ridgewood	C2 Minor Additions
Applications Continued in December - next meeting to be decided		
Solomon	432 Woodland	C3 Preliminary Review
Mozaffarian	651 Goodhill	C8 View Restoration
Open Enforcements		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
Exempt and Administratively Approved Applications		
McLaughlin	7 Quail	Door Replacement
Eiseman	12 Madrone	Gate Replacement

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 24, 2019 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of December 6, 2018 Meeting Minutes
- AC Report and Ratifications
- Officer Reports
- Appointment of 2019 Officers and Committees
- County Update
- Fire Safety Report
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of December 6, 2018 Minutes
- Litigation Report
- Personnel
- Adjournment

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

KWPOA Contact Information

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Board Members and Staff

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