



# Kent Woodlands Journal

Newsletter #261

July 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

Happy Summer Everyone!

Schools are out, the weather has finally warmed up and many neighbors are in a celebratory mood. Summertime is meant for parties, but they can at times disrupt our tranquility. If you're planning a large, loud party, please be considerate and let your neighbors know. If they're prepared (invited?) they are likely to be more tolerant of increased noise levels.

Traveling soon? Proper planning can go a long way to keep your home safe. Let our resident Sheriff's Deputy Scott Anderson ([kwpoa@marinsheriff.org](mailto:kwpoa@marinsheriff.org)) know you'll be out of town so he can keep an eye out for any unusual activity. Remember to stop your paper delivery and mail service, as nothing alerts criminals more than a pile of uncollected papers or a bulging mailbox.

— Bitsa Freeman, President

## Calling All Volunteers!

*Thinking about volunteering in your own neighborhood but just don't know where to begin? Our **View Restoration Committee** needs more volunteers. If you're interested, please contact me at [bfreeman@kwpoa.com](mailto:bfreeman@kwpoa.com) to learn more about this very important community service.*

## LET'S TALK TRASH!

To keep your garbage from being attacked and scattered by wild critters, there are several things you need to do:

1. Put food and food-scented items inside your garbage can, not in plastic bags outside the can.
2. Splash 1/2 cup ammonia on the trash inside the garbage can before closing the lid.
3. Use a bungee to tie down the garbage can lid.



## Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during May 2017:

|                                 |                |
|---------------------------------|----------------|
| Alarm Activations               | 15 Activations |
| 911 Hang-Up                     | 5 Incidents    |
| Vacation Homes                  | 5 Homes        |
| Vacation Checks Completed       | 22 Checks      |
| Extra Patrol Requests Completed | 40 Checks      |
| Welfare Checks                  | 3 Incidents    |
| Citizen Assist                  | 12 Incidents   |
| Civil Advice                    | 3 Incidents    |
| AOA Fire                        | 11 Incidents   |
| Assist Outside Agency           | 3 Incidents    |
| Noise Complaints                | 2 Complaints   |
| Thefts                          | 1 Incident     |
| Vandalism                       | 1 Incident     |
| Traffic Stops                   | 12 Stops       |
| Parking Complaints              | 1 Complaint    |
| Suspicious Vehicles             | 2 Incidents    |

— Deputy Scott Anderson

## Are You Breeding Mosquitoes?

With the large amount of rain received this spring, local officials are concerned about a spike in the mosquito population. Please take a look around your home and identify the possible sources for mosquito breeding grounds:

- Unused or out-of-order swimming pools
- Ornamental ponds and fountains
- Other containers such as barrels, buckets, etc.
- Any type of standing water

Pool maintenance is of particular importance. Did you know that chlorine does NOT kill mosquito larvae? A filter and skimmer should be operated every day to remove mosquito eggs and larvae, and appropriate drainage should be provided for filter and pump sumps. If you use a pool cover, keep it tightly sealed and remove any rainwater that may accumulate on top.

Ornamental ponds and other water features are another high concern. To properly maintain your pond, keep the water level up, screen the inlet of the recirculation pump, and remove leaves/debris. Also, consider stocking your pond with mosquito fish, which are very effective in mosquito control and are available free from the Marin/Sonoma Vector Control District by calling 800-231-3236. Find more information about mosquito control at [www.msosquito.com](http://www.msosquito.com).

## Road Safety

With summer bringing more people outdoors, we ask that all residents please help us keep our streets **SAFE**. Of course, this includes **watching your speed** on all our roads and keeping an eye out for **pedestrians and bicyclists**.



Please also remind your contractors and other workers to keep their vehicles and personnel out of the **public right-of-way** whenever possible. This creates a real hazard for walkers, bikers and drivers who must move around large vehicles and into the middle of the street in order to pass by. This is especially hazardous on our narrower roads with blind corners.

Thanks in advance for your commitment to keeping the neighborhood safe!

## Design Review Process

For the benefit of new property owners in the neighborhood, or anyone considering submitting an application for design review, the following is a general outline of the Architectural Committee's process and protocol.

Design Review takes place on the 2nd and/or 4th Tuesday of each month, and these meetings are open to any KWPOA member who wishes to attend. The Architectural Committee reviews a Staff Report on each project prepared by the AC Coordinator in advance, but all deliberations on the project take place during the design review meeting.

It is highly recommended that the homeowner and/or their architect (or other representative such as landscape architect or contractor) be present at the meeting to make a short presentation of the project to the committee and answer any questions regarding the project. A public comment period follows the presentation of the project where all interested parties have an opportunity to express any input they may have on the merits of the project. Following closure of the public comment period, the Architectural Committee will commence discussion of the project and will vote to accept or reject the application.

The role of the AC coordinator is to assist homeowners in the preparation of applications, to review the submittals for compliance with CC&R's and AC guidelines, and to prepare the Staff Report which will identify any issues that deviate from the requirements or may be of concern given the particular conditions of the proposal, neighboring properties or anything else that may be of interest to the committee. The role of the Architectural Committee is to review the Staff Report, to evaluate each proposal, and to make determinations on compliance and acceptability for approval. These actions by the committee take place only at the scheduled design review meetings.

Design Review application requirements and forms can be found at [www.kwpoa.com](http://www.kwpoa.com). 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. Agendas are based on a first come, first served basis so we encourage you to submit your complete applications as early as possible. We are available to answer questions about the process and to assist you in defining requirements for a complete submittal package. Please remember that the **County design review and permitting process can only take place after receiving written approval from the KWPOA.**

If you have any questions regarding the Design Review process, please call AC Coordinator Michael Barber at [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com) or 415-721-7429.

## Architectural Applications: July 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: **Tuesday, July 11***

| <b>Property Address</b>  | <b>Applicant</b>          | <b>Category/Project Description</b> |
|--|---------------------------|-------------------------------------|
| <b>New Applications for July</b>                                   |                           |                                     |
| 11 Rancheria Road  | Centeno                   | C3: Preliminary Review              |
| 309 Crown Road   | Ratel Ventures LP         | C4: Significant Change              |
| <b>Continued Applications to be Considered in July</b>             |                           |                                     |
| 115 S. Ridgewood Road  | Leon                      | C2: Minor Addition                  |
| 15 Spring Road   | Fellows                   | C2: Minor Addition                  |
| 70 Ridgcrest   | Real Equity Group One LLC | C6: Teardown                        |
| 661 Goodhill Road  | Fair                      | C8: View Restoration (2nd Hearing)  |
| <b>Applications Approved in June</b>                               |                           |                                     |
| 26 Rock Road   | Winchester                | C2: Minor Addition                  |
| 70 Rancheria Road  | Rockefeller               | C1: Minor Change                    |
| <b>Applications Continued in June - Next Meeting to be Decided</b> |                           |                                     |
| 80 Westwood Drive  | Levine                    | C4: Significant Change              |
| <b>Exempt and Administratively Approved Applications</b>           |                           |                                     |
| 227 Evergreen Road   | Holland                   | 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 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.



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

## *Regular Board Meeting*

**Date:** Thursday, July 27, 2017 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of June 22, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (August 24, 2017)
- Adjourn and Reconvene in Executive Session

### **Executive Session Agenda:**

- Call to Order
- Approval of June 22, 2017 Minutes
- Legal & Litigation
- 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](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

## *Board Members and Staff*

|                                 |  |
|---------------------------------|--|
| Bitsa Freeman, President        | <a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>     |
| Kathy Goldsmith, Vice President | <a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a> |
| Ann Becker, Secretary           | <a href="mailto:abecker@kwpoa.com">abecker@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>           |
| Jeff Leh, Director              | <a href="mailto:jleh@kwpoa.com">jleh@kwpoa.com</a>             |
| Mimi Willard, Director          | <a href="mailto:mwillard@kwpoa.com">mwillard@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>       |