



Kent Woodlands Journal

Newsletter #236

June 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Report

Hello, everybody! Our call for candidates to fill the various open positions and step forward has been answered! People offered their talent, time and effort to keep your community association in good health! Here they are:

- Board Member/Treasurer: Steve Gray
- Architectural Committee: Trina Lavigna
- Fire and Safety Committee: Clay Wiens

They all deserve a big round of applause for putting their hat in the ring! And a big thank you to Paul Ross, our current treasurer, who is moving away. Paul rose to the occasion when we really needed a treasurer and did a job well done! Paul, we wish you all the best with your new home wherever it is!!

And to all of you out there, don't forget the future, as some positions are still vacant. Please consider serving your community — we need you to step forward and do your part!!

— Barry Evergettis, President

KENT WOODLANDS SOCIAL EVENTS

Many thanks to those who have participated in our new social events! Both the book club and the hiking club will be taking a break for the summer and resuming in September. Hope to see you then!

— Laura Mellberg

Heads Up: Traffic Delays Coming

If you can't take a long vacation or hole up at home consuming your emergency rations, leave extra time to get anywhere from Kent Woodlands this summer. There are multiple construction projects that will be underway, adding up to delays getting in and out of Kent Woodlands and across to the 101.

As our VP Bitsa Freeman wrote in last month's newsletter, the College of Marin has demolition and construction projects starting in June. Sensitive to neighbors' inconvenience, the College is doing what it can to concentrate the work during the summer months' school closure, thereby lessening the traffic impact. But it's unavoidable that there will be construction-related delays (and noise) along College throughout the summer and continuing into the fall. (We are very grateful that COM made plans for the fall construction traffic to be limited during school drop-off and pickup periods.)

Avoiding College Avenue this summer won't gain you much. The infrastructure work that has Magnolia torn up west of Bon Air is behind schedule and still ongoing, with car and bike lane closures squeezing the volume into fewer, shared lanes. Expect bottlenecks and the possibility you'll be behind a bicycle.

Bon Air presents new challenges this summer. Construction starts on replacing the bridge on Bon Air Road. This is a four year project, during which there will be construction-related traffic management, periodic one-way traffic control, and three one-week full closures. Further adding to Bon Air traffic issues will be a multi-year modernization and expansion project at Marin General Hospital, the first phase of which involves the construction of a seven-story parking garage commencing this summer.

And finally, after a several year wait, Evergreen Drive has made it onto the county's roadwork schedule, with repaving commencing in June; the county will also be repaving Rancheria.

When you venture out of Kent Woodlands this summer, reduce your stress by leaving extra time. The construction season is upon us in full force.

— Mimi Willard, Director

Sheriff's Report

Here are the statistics for the month of April 2015:

Vacation Houses	6 Homes
Vacation Checks Completed	32 Checks
Extra Patrol Requests	2 Requests
Alarm Activations	19 Activations
Assist Citizen	2 Requests
Assist Fire Dept./Fire Calls	3 Requests
Assist Fire Dept./Medical Calls	5 Incidents
Animal Complaints	5 Incidents
Suspicious Circumstance	3 Incidents
Noise Complaint	1 Incident
Civil Matter	1 Incident
Subpoena Service	1 Service
Fraud/Identity Theft	2 Incidents

Traffic Related Matters:

Parking Complaint	1 Complaint
Parking Citations Issued	3 Citations
Suspicious Vehicles	3 Vehicles
Traffic Stops	3 Stops
Assist CHP	1 Request
Vehicle Accident	1 Accident (minor)

— Glenn Hinchee, Deputy Sheriff #1299

Home Safety Tip

Here is your monthly fire safety tip:
“FIRE UP TIME”

Do you have a gas cooking stove? How long has it been since you have removed the cooking top and cleaned the burners? Sooner or later, the air intake side of the burners becomes obstructed with food and spider webs, the gas can't get through to the burners and it's **“FIRE UP TIME”** around the gas valve handles and all the wrong places!



So every five years, have a stove repair service company inspect and clean your stove burners and avoid a **“FIRE UP TIME”** at the wrong time!

— Your Fire & Safety Committee

Fire Evacuation Drill

This year's fire evacuation drill in the Woodlands will take place on Saturday morning, October 3rd. It will encompass about 100 properties, including those along Kent and College Avenues, Woodland Road from the Woodlands entrance to and including Acorn Way, and other roads bordering Woodland Road on one side – Vineyard, Orchard, Laurel Way, North Ridgewood, Goodhill, Diablo, and Buckeye.

As in the prior three years, the drill will be conducted by the Kentfield Fire Department and the County Sheriff's Office, with assistance – particularly with encouraging the participation that makes the drill productive and educational for those agencies and residents alike – from your Fire Safety Committee.

We could use a few more volunteer members for the committee, particularly, but not necessarily, in the area of the drill. Committee work will not take much effort, given our experience over prior years. It mostly involves becoming educated about the danger of a major fire in our neighborhood and contacting neighbors during the few weeks before the drill to obtain the participation which is essential if the drill is to be a success. Membership in the Association is not required – the fire won't care. And we will make a point of encouraging participation in the drill by those who were unable to participate in last year's drill.

If you are willing to help us, please contact the Association office at 415-721-7429, and we will be in touch with you.

YOUR FIRE SAFETY COMMITTEE,
Paul Homrighausen (Co-Chair)
Barry Evergettis (Co-Chair)

Energy Upgrades

Have you been looking for ways to make your home more efficient and comfortable? Right now, Marin County residents can take advantage of up to **\$6,800** in incentives from Energy Upgrade California® Home Upgrade and Marin County for completing a home improvement project that will help save money on utility bills and improve home comfort and air quality. **Free** assistance is available by calling the Home Upgrade Advisor service at **(866) 878-6008**. The Home Upgrade Advisors are there to provide homeowners with free, third-party assistance with understanding the building systems in their homes, selecting a contractor, reviewing project bids, and answering general questions.

You can read more about the Home Upgrade program and other energy-efficiency programs from the County at www.marincounty.org/energyupgrade or you can call the Marin County Sustainability Team at (415) 473-2698.

— Marin County Community Development Agency

Architectural Applications: June 2015

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".

JUNE ARCHITECTURAL REVIEW MEETINGS: JUNE 9

Applicant	Property Address	Category/Project Description
New Applications for June		
Hee	617 College Ave	C1: Minor Changes - Solar Panels
Sternberg	619 Goodhill Rd	C4: Significant Changes - First Floor Addition, New Pool House (988 sf)
Fletcher	5 Rancheria Rd	C1: Minor Changes - Solar Panels
Zenoff	27 Rock Rd	C2: Minor Addition - New Pool
Applications Approved in May		
Anglin	124 Rancheria Rd	C2: Minor Addition - New Doors, Windows, Deck, Landscaping (Continued from January)
Baierlein	9 Phoenix Rd	C2: Minor Addition - Landscaping, deck, retaining wall, fencing, planting
Barber	26 Rancheria Rd	C2: Minor Addition - New Windows, Deck Extension
Diablo Dr Trust	41 Diablo Dr	C1: Minor Changes - Solar Panels
Goshay/Hohlman	36 N Ridgewood Rd	C6: Teardown - New Two Story (8,194 sf incl. garage), replace pool and pool house (1,311 sf)
Keefe	648 Goodhill Rd	C4: Significant Changes - Roof Changes, Landscaping, Drivegate, Driveway, Pergola, Retaining Wall, Patio, Fireplace
Lazor	110 Diablo Dr	C4: Significant Changes - New Second Story (805 sf)
Post	20 Evergreen Dr	C7: Changes to Ext Plans - Driveway Gate
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Gray	305 Evergreen Dr	Roof replacement
Herzog	51 Ridgecrest Rd	Retaining wall and deck repair
Barber	26 Rancheria	Swimming pool repair
Moorshead	635 Goodhill Rd	Tree trimming

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Bill Riley, Anne Barr **AC COORDINATOR:** Kathleen Slattery
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 Kathleen Slattery at the KWPOA office at 721-7429. 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

Board Meeting Agenda

Date: Thursday, June 25, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200, Kentfield

- Call to Order
- Public Comment
- Approval of May 28 Meeting Minutes
- AC Report and Ratifications
- Change to Appeals Fees
- Appointment of New Committee Members
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Credit Card Payment System
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of May 28 minutes
- Litigation Report
- 170 Rancheria
- Personnel
- Adjournment

This is a preliminary agenda. The final agenda will be posted in the KWPOA office window no later than 96 hours prior to the meeting.

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
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Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

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