



Kent Woodlands Journal

Newsletter #248

June 2016

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Hello, everybody! Here is an update on our security cameras: As you know, the Board approved the installation of License Plate Reader (LPR) cameras at the entrance conditional upon understanding all costs and on our ability to use CSA-17A funds to finance the installation and operation. This involves fact-finding with the Department of Public Works and PG&E regarding costs, and with Marin County Counsel regarding parcel tax funding through CSA-17A. The good news is that we've learned that we don't have to purchase the cameras through the County's lengthy RFP and bidding process, and we don't have to pay the Sheriff's Department for data management. The bad news is that the DPW and PG&E processes are quite complicated. Counsel has advised us that the prudent approach is to put this issue on the November Ballot, in the form of a neighborhood-wide vote on continuing our Sheriff Patrol Service and installing the LPR's. Be assured that your Board is doing everything possible to move this process ahead correctly and expeditiously. We'll keep you informed.

— Barry Evergettis, President

From Our New Fire Chief

GET READY FOR WILDFIRE SEASON – Create Defensible Space for Your Kent Woodlands Home!!!

With spring in full swing, now is the time for homeowners to get "Ready" for a wildfire by maintaining an adequate Defensible Space around your home. Defensible Space is the buffer you create by removing dead plants, grass and weeds.

Defensible space does NOT mean removing all vegetation from around your home. Defensible space means MODIFYING and MAINTAINING vegetation to reduce the intensity and speed of a wildfire when it reaches your home.

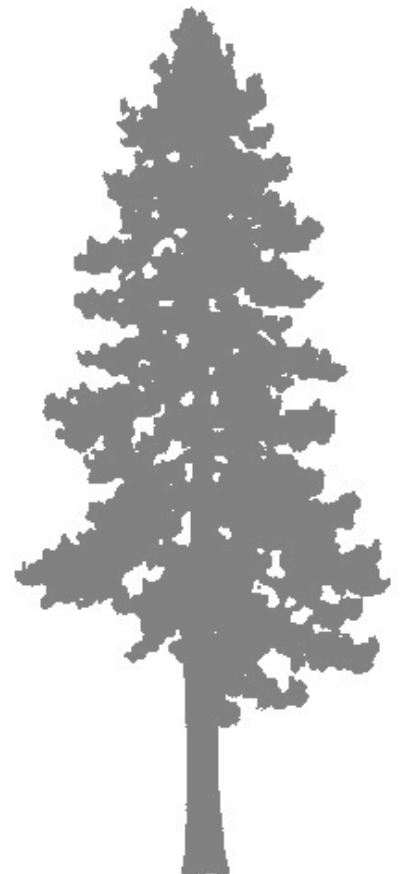
The Kentfield Fire District understands the challenges residents have in maintaining Defensible Space around their homes. We are here to assist you in identifying hazards specific to each residence by performing a Hazard Assessment upon request.

The Kentfield Fire District recommends a few simple tips that you can take to dramatically increase the chance of your home surviving a wildfire and your family evacuating safely. These include:

- Create / maintain Defensible Space around your home.
- Create your own wildfire action plan.
- Prepare your emergency supply kit.
- Create an evacuation plan for family and pets.

Call the Kentfield Fire District today for your free Hazard Assessment at 415-453-7464, or visit our website at www.kentfieldfire.org. Additional information: www.readyforwildfire.org or www.firesafemarin.org.

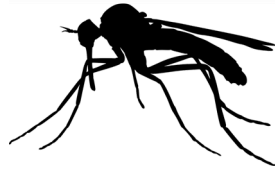
— Fire Chief Mark Pomi



Got Mosquitos?

While mosquitoes are present year-round in Marin and Sonoma counties, vector control technicians are discovering an early emergence and high abundance of several species of mosquitoes this year. This anomaly is being attributed to the extreme drought followed by flooding and warmer weather.

Backyards are the #1 source for mosquito production. Anything that can hold water for more than five to seven days has the ability to produce mosquitoes. It is crucial that homeowners maintain, manage or eliminate all types of standing water on a regular basis. Of particular concern are neglected pools and spas, ponds, birdbaths, or any kind of container or area where water can stand.



Please survey your property to identify and eliminate these sources!

The Marin/Sonoma Mosquito and Vector Control District serves to effectively manage mosquito populations and prevent the spread of vector-borne diseases. Free services are available to residents. If you are experiencing a mosquito problem, you may call 800-231-3236 or visit www.msosquito.com to set up a free service request.

Parking Lot

All residents are reminded that the parking lot at the bottom of Woodland Road is for **KWPOA members with the required 2016 permit**. If you are a member in good standing (all dues and late fees paid in full), you may request permits for your household by calling the office at 415-721-7429 or emailing info@kwpoa.com. Permits are not transferrable to anyone not living at your residence.

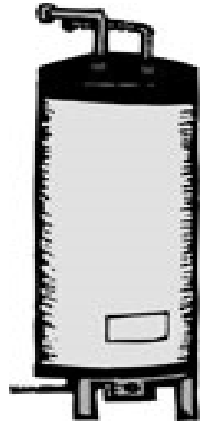
Cars parked in the lot without a permit will be subject to ticketing and/or towing at the owner's expense per the posted signs.

Home Fire Safety Tip

Here is your safety tip for the month:

CHECK IT OUT!

Somewhere hiding in your house is the magic maker of hot water — your water heater! Whatever would we do without one! The lowly heater just keeps producing hot water year after year, almost never failing. When was the last time you paid any attention to it? Probably years ago! During the time, hazards of various kinds can develop and cause major damage! So how about spending a moment to **Check It Out!** Is it covered with dust, debris and cobwebs? Are there flammable items stored in the same space? Is it strapped against the wall for earthquake protection? Is the flue pipe rotted out? Is there any sign of water leakage? Do you smell gas? Is it well-ventilated? So **Check It Out** and correct any deficiencies before experiencing a major emergency problem! You will be glad you did!



— Fire Safety Committee

Free Firewise Workshop

FIRESafe MARIN will offer a FREE Firewise workshop to Marin residents on **June 11, 2016** from 9:00AM to 4:00PM at the Sleepy Hollow Community Center.

The full day course, "Assessing Residential Wild-fire Hazards," provides an understanding of Firewise concepts and techniques for homeowners, residents, real estate professionals, landscape architects, emergency professionals, urban and state foresters, developers, community planners, insurance professionals and others who will benefit from understanding how to prevent losses from wildfire.

Due to limited class size, online registration is required at www.firesafemarin.org.

Architectural Applications: June 2016

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".

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, June 14

Applicant	Property Address	Category/Project Description
New Applications for June		
Lateef	210 South Ridgewood	C2: Minor Addition
Keefe	648 Goodhill Road	C2: Minor Addition
Musser	605 College Avenue	C2: Minor Addition
Applications Approved in May		
Cussen	100 Goodhill Rd	C1: Solar Panels
Applications Continued in May		
Estes/Post	20 Evergreen	C7: Changes to approved plans
RMDG LLC	115 Woodland Rd	C6: Teardown - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
Exempt Applications		
Machado	160 Upland	Deck Repair
Centeno	11 Rancheria Road	Tree Removal
Weaver	1 Madrone	Tree Removal
Park	41 Diablo Drive	Tree Removal
Lewis	530 Woodland Road	Tree Removal
Lambach	118 Upland Road	Foundation Repair

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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, June 23, 2016 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of May 26, 2016 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Committee Report
- Security Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (July 28, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of May 26, 2016 Minutes
- Litigation Report
- Personnel
- Adjournment

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

KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914
Physical address: 1010 Sir Francis Drake Blvd. #200
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

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Michael Barber, AC Coordinator	mbarber@kwpoa.com