



# Kent Woodlands Journal

Newsletter #233

March 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

## Board Corner

Hello, Neighbors! Did you know...PG&E spends a lot of time in our neighborhood assessing our tree/power line relationship? Due to Kent Woodlands' designation as a very high fire risk, PG&E sends safety scouts out regularly to mark trees needing trimming. Recently I had a very insightful conversation with a representative from PG&E who does line safety scouting. Essentially his job is to assess the interference of trees with power lines, which are the lines highest on the power poles, not the large, thick ones that hang lower. He's charged with deciding which trees need to be trimmed then contracting with local tree companies to do the actual work. Unfortunately, tree trimming is ongoing and expensive and does not always eliminate the high fire danger that exists when the two meet. Ideally, PG&E would like to remove the dangerous, inflammatory trees but cannot cut down trees without homeowner consent. If you are aware of or concerned about your wires and trees, please contact PG&E directly at 1-800-743-5000. They will come and assess the situation and oftentimes pay for the removal of trees deemed a fire danger. Trees that are old, diseased or highly flammable (pines, eucalyptus, bay) are most likely ones that will need to be removed. Our Redwood trees are considered stable and not a fire risk...however, there's also the risk posed from downed lines that occur when trees fall on wires due to high winds and storms. Please take the time to look at your exposure to wires and trees and

if concerned at all just give PG&E a call! Let's all help to keep our neighborhood safe from fires which is the biggest risk we all face living in such a beautiful location so close to open space. Thank you!

— Bitsa Freeman, Vice President

## NEWS AND NOTES

**Board Meeting Time Change:** The Board of Directors has changed the time of regular board meetings to 6:00pm on the fourth Thursday of each month. Please see back page for the next meeting agenda.

**Assessments:** The due date for annual assessments has now passed and a late charge is required. If you have not yet sent in your payment, please remit \$302.50 as soon as possible. Checks should be sent to KWPOA, PO Box 404, Kentfield, 94914.

**Spare the Air:** Please remember to take notice when the Bay Area Air Quality Management District issues a "Spare the Air" alert. When such an alert is issued, residents are restricted from wood-burning in fireplaces, fire pits, etc. This helps reduce air pollution and improve our air quality! Visit [sparetheair.org](http://sparetheair.org) for information.

## NEW! Kent Woodlands Morning Social

In an effort to increase a sense of community, one of our new residents has initiated an effort to bring people together based on common interests. Monthly, there will be a casual meet-and-greet and sharing of topical information at Woodlands Café. Attendees will be responsible for food and/or drink purchases. For more information, call the KWPOA office or contact Laura at [LMellberg@gmail.com](mailto:LMellberg@gmail.com).



**'Books Worth Reading':** Discover new book recommendations and meet other neighbors who love to read. Perhaps a book club will be created if there is interest. Please register at <http://kwsocial-books.eventbrite.com> for this event held on **Thursday, March 26th at 9:00am at Woodlands Café.**

**'Hike Our Hills':** Over a cup of coffee, share favorite local hikes while meeting neighbors who enjoy the outdoors. Please register at <http://kwsocial-hike.eventbrite.com> for this event held on **Thursday, April 30th at 9:00am at Woodlands Café.**

Hope to see you there!

# Are You Ready for Fire Season?

It's never too early to think about fire season. With yet another year of record low rainfall, our area is at serious risk for wildfire.

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 and maintain defensible space around your home.
- Create your own wildfire action plan.
- Prepare your own emergency supply kit.
- Learn how to harden your home to protect against flying embers.
- Create an evacuation plan for family and pets.

The Kentfield Fire District understands the challenge residents have in maintaining defensible space around their homes. Did you know they will assist you in identifying hazards specific to each residence by performing a Hazard Assessment upon request? Call the Kentfield Fire District today for your free Hazard Assessment at 415-453-7464, or visit their website at [www.kentfieldfire.org](http://www.kentfieldfire.org).

## Roadside Vegetation Management

KWPOA occasionally receives reports of vegetation and landscaping encroaching our narrow roadways, reducing visibility and creating a hazard for motorists and pedestrians. Please take a moment to survey the areas of your property that border a street, and ensure that vegetation on your property is not obscuring road signs, impeding sightlines, or growing in such a way that forces drivers into the center of the street. On our narrow roads, such a situation could cause a serious accident. Thank you in advance for your cooperation.

## Home Safety Tip

Here is your safety tip for the month:  
**"FLYING THINGS"**

The biggest safety monster to invade your outside property is your powered lawn mower!!! Energetically it mows along its merry way, never mindful of the various hazards hiding in the grass.



When the cutting blade strikes an object like a rock or sprinkler head, **"FLYING THINGS"** like bullets strafe across the grass, and if you or your child or pet happen to be in line at a low level nearby, the flying missile could strike and cause serious injury or even death! So as you or your gardener mow your grass, stay away and keep everybody safe from **"FLYING THINGS"!!!**

— Your Fire & Safety Committee

## Sheriff's Report

The following is recap of Sheriff's activity in Kent Woodlands during December 2014:

Vacation Homes	18 Homes
Vacation Checks Completed	62 Checks
Extra Patrol Requests	3 Requests
Alarm Activations	19 Activations
911 Hang-Ups/Malfunctions	38 Responses
Assist Citizen/Request Advice Calls	7 Requests
Assist Fire Dept./Fire Calls	2 Incidents
Assist Fire Dept./Medical Calls	7 Incidents
Welfare Check	1 Request
Noise Complaint	2 Incidents
Parking Complaints	2 Incidents
Traffic Stops	3 Stops
Suspicious Vehicles	4 Vehicles

No Crimes Reported.

— Deputy Glenn Hinchee

## Architectural Applications: March 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](http://www.kwpoa.com) under "Design Review".

### **MARCH ARCHITECTURAL REVIEW MEETING: MARCH 10**

<b>Applicant</b>	<b>Property Address</b>	<b>Category/Project Description</b>
<b>New Applications</b>		
Kniesche	325 Crown Rd	C1: Minor Changes - New Roof and Solar Panels
Davenport	401 Crown Rd	C1: Minor Changes - Solar Panels and New Paint Color
Ashworth	409 Crown Rd	C4: Significant Changes in Appearance - Remove Carport, Add Garage (480 sf)
<b>Applications Approved in February</b>		
Ghilotti	421 Crown Rd	C4: Significant Changes in Appearance - New landscaping, doors and windows
Holsberry/Janzer	37 N Ridgewood Rd	C6: Teardown - Teardown and new 1 story (5,075 sf)
<b>Open Enforcements</b>	170 Rancheria Rd	Tree Removal
<b>Exempt Applications</b>		
Becker	101 Crown Rd	Tree Removal
Henn	200 S Ridgewood Rd.	Tree Removal

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**ARCHITECTURAL COMMITTEE:** Jim Schafer (Chair), Bill Riley, Anne Barr

**ARCHITECTURAL COORDINATOR:** Kathleen Slattery

**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 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.

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

## Board Meeting Agenda

**Date:** Thursday, March 26, 2014 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200  
Kentfield, CA

- Call to Order
- Public Comment
- Approval of February 26 Meeting Minutes
- AC Report and Ratifications
- Appeals Fee Discussion
- Solar Rule Change Discussion and Vote
- Review CC&Rs
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Next Meeting Agenda
- Adjourn and Reconvene in Executive Session

### Executive Session Agenda:

- Call to Order
- Approval of February 26 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  
**Fax:** 415-532-1487  
**Web Site:** [www.kwpoa.com](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)  
**Office Hours:** Mon - Thur, 9:00am - 2:00pm

## Board Members and Staff

Barry Evergettis, President	<a href="mailto:bevergettis@kwpoa.com">bevergettis@kwpoa.com</a>
Bitsa Freeman, Vice President	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Kathleen Belzer, Secretary	<a href="mailto:kbelzer@kwpoa.com">kbelzer@kwpoa.com</a>
Paul Ross, Treasurer	<a href="mailto:pross@kwpoa.com">pross@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
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