



Kent Woodlands Journal

Newsletter #257

March 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

Rain, rain, go away! It's been a wet, wet year and it's not over yet. Amazingly, we are not in record territory. In 1905, 120" was recorded at the Lake Lagunitas watershed, while to date we've received an impressive 81". However, there are still a few months left in the rainy season, so perhaps 2017 will go down in history. The bad news is that all this rain has wreaked havoc with many trees weakened by years of drought and disease. Take a moment to assess the trees on your property to see if they are at risk of falling;

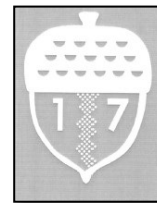
Here are seven signs a tree may be in danger of falling:

1. A hole in the trunk. A cavity can form in the trunk of a tree when the tree prunes itself by dropping a branch.
2. Missing bark or deep cracks.
3. Dead or falling branches.
4. Leaning trunk.
5. Losing leaves from the outside in.
6. Rotten roots.
7. Tight branch growth.

Call an arborist if you think your tree needs further evaluation!

— Bitsa Freeman, President

The "Acorn Lot"



The parking area at the entrance to Kent Woodlands is reserved for KWPOA members who are current on their dues and have the required permit displayed on their vehicles. These "acorn stickers" are valid only for vehicles registered to a member address.

To request your stickers, please contact jwilliams@kwpoa.com or call 415.721.7429.

Thank you!

Why Are Some Kent Woodlands Properties Non-Members?

Occasionally we receive questions regarding the history of the association, our CC&Rs, and why not all properties are members. The following is a summary of how our current governing documents came to be, and how membership in KWPOA was established.

Kent Woodlands comprises 21 subdivisions, with 567 developed parcels. Of these parcels, 480 are currently members of the association and protected by our 1995 CC&Rs. Prior to 1995, each subdivision had its own set of CC&Rs, many of which were set to expire. In 1995, 14 of the 21 subdivisions each voted by majority to adopt a newly consolidated set of Kent Woodlands CC&Rs. The remaining 7 subdivisions either had already expired or opposed the adoption of the CC&Rs, and were not required to be a part of KWPOA. However, property owners within those 7 subdivisions could individually choose to adopt the new CC&Rs by signing a "Consent to Adopt" and having that document recorded with the county.

If your property is in one of the subdivisions that voted to adopt the 1995 CC&Rs, or if any previous owner of your property signed a Consent to Adopt, your property remains encumbered by the CC&Rs until they expire in 2025 — there is no "opting out". Note that membership does not follow individual people, but rather follows the title of the property itself. Therefore, when a member sells or otherwise transfers his or her property, the new owner of record is a member by default.

Property owners who are not currently members of KWPOA are always welcome to join the association by agreeing to attach our CC&Rs to their title by signing a "Consent to Adopt" and recording it with the county. If you would like more information on this process, please contact the office at 721-7429.

Before Kent Woodlands Was Born: The Estate Years, 1870s to 1930s

The following is an encore of an article in Paul Homrighausen's excellent series about the history of our neighborhood. This piece describes events that took place after Albert and Adaline Kent originally found their "paradise" and settled in what is now Kent Woodlands.

Albert and Adaline Kent's new home was on the western fringe of Ross Landing, a settlement of 30 to 40 houses, a few commercial enterprises, including the inevitable saloon, and a nearby lumber yard and brick kiln or two. It existed largely because of the fact that, in those days, the Corte Madera Creek was navigable by large flat-bottomed schooners up to a wharf where the bridge on College Avenue is now. The schooners would take on lumber and bricks there for building in San Francisco.

A year or so after the Kents' arrival, a North Pacific Coast Railroad train began running through the settlement, from San Anselmo to Corte Madera. Albert gave land for a station; it was located where the gas station between Kent and College Avenues is now. Long timers might remember it as a Shell station in the 1970s, run by the Minto brothers, whose grandfather was the stationmaster. Roger, Albert's grandson, remembered as a boy taking a train from that station through the Corte Madera tunnel (still there, but closed off) to Sausalito and the ferry to San Francisco.

The neighboring Kent estate was called Tamalpais. In the years following Albert and Adaline's settling there, the inhabited part covered about 20 acres above what is now Woodland Road, from its Kent Avenue border up to Laurel Way.

In addition to the Kent house and that of Throop Richardson (great name), the estate superintendent, there were a carriage house, a barn (8 Laurel Way), quarters for the kitchen help (now at 10 Laurel Way), and a guest house (12 Laurel Way). A few other Kent family houses were built in that compound in later years, including Elizabeth Kent's house at 131 Goodhill, and Roger and Alice's honeymoon house at 1 Laurel Way. (Thanks to our Harley Jessup for all that house information.)

The property also contained an apple and pear orchard (Orchard Way—there's still an orchard there) and several vineyards (Orchard and Vineyard Way). In addition, with the help of John McLaren of Golden Gate Park

fame, the reclusive Albert planted many cedars, redwoods and other trees. There were quite a number of servants and employees.

The rest of the estate—over 800 acres—remained uninhabited and, except for some trails, in its natural state, bordering on a vast expanse of wooded hills and canyons on its western border, just as Adaline had found it.

By the time of Albert's death in 1901, Ross Landing had become a more middle class place called Kentfield; it even had a few grand mansions. In 1908, Adaline gave about 30 acres for a recreational and community center: the land is the site of the A.E. Kent Middle School (celebrating its centennial in 2014) and the College of Marin gymnasium and a playing field.

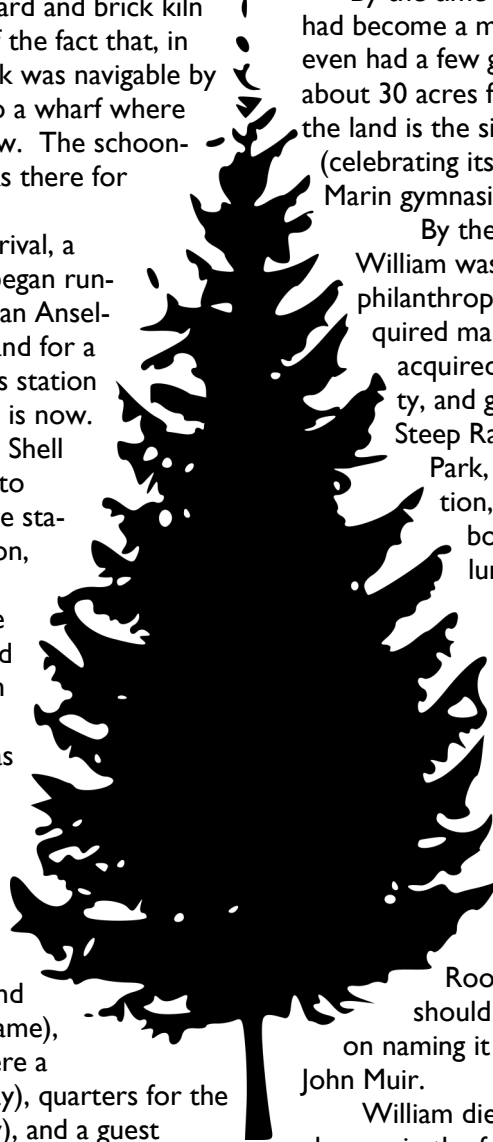
By the time of her death in 1914, Adaline's son William was well known as a conservationist and philanthropist. In creating the estate, Albert had acquired many hundreds of acres of land. William also acquired many hundreds of acres in Marin County, and gave almost all of it away—204 acres in Steep Ravine, to help form Mt. Tamalpais State Park, more to the Water District at its inception, and a priceless grove of redwoods he had bought to save from the saws and axes of a lumber company.

His wife Elizabeth recalled that, when she asked about the advisability of the purchase of the grove—they were already heavily in debt—William replied: "If we lost all the money we have and saved those trees, it would be worthwhile, wouldn't it?" Elizabeth did not record her response. But she was an admirable woman, and they had a very strong marriage.

William gave the grove to Teddy Roosevelt and the U.S. Teddy felt that it should bear William's name, but William insisted on naming it for his friend (and frequent visitor here) John Muir.

William died in 1928. At that time, except for some changes in the family enclave, the estate remained as it had always been. Six years later, with William looking down on them from above, his children decided to begin subdividing and selling it. Of course, we don't know what William would have said about that decision. And we don't know how difficult the decision was. But we do know that it was to be no ordinary residential development.

— by Paul Homrighausen



Architectural Applications: March 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 under "Design Review".

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

Applicant	Property Address	Category/Project Description
New Applications for March		
Higgins/Levine	80 Westwood Drive	C2: Minor Addition
Wilner	310 Evergreen Drive	C8: View Restoration
Tucker	67 Ridgecrest road	C3: Preliminary Review
Applications Approved in February		
Lewis	530 Woodland Road	C2: Minor Addition
Rockwell	9 Quail Ridge Road	C4: Significant Change in Appearance
Applications Continued in February		
Murad	6 Turnagain Road	C6: Teardown
Johnson	61 Ridgecrest Road	C3: Preliminary Review
Real Equity Group One	70 Ridgecrest Road	C3: Preliminary Review
Exempt Applications		
Newsom	11 Rock Road	Tree Removal
Remington	11 Turnagain Road	Tree Removal
Crawford	100 Rancheria Road	Approval of conditions

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, March 23, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of February 23, 2017 Meeting Minutes
- AC Report and Ratifications
- Board & Committee Appointments
- Security Committee Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (April 27, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of February 23, 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
Physical address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
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