



Kent Woodlands Journal

Newsletter #235

May 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Message

Hello, Everbody! In case you haven't heard, the County is planning to repave Rancheria and Evergreen this summer! Good yes!! It's been long overdue and we are very happy it's our turn. Here is the email sent recently by our Administrator Jeanne Williams explaining the details:

We have received word from the county that **paving of the entire lengths of both Rancheria and Evergreen will begin around June 15** and last for a good part of the summer. Prior to that, PG&E will be replacing a section of gas main on both streets as well – this work is expected to begin on April 13 and end by June. Affected residents will be noticed in advance. Work will be done Monday through Friday from 8am to 5pm. No roads will be closed, but there may be some minor inconvenience and delays. Your patience is greatly appreciated. See contact information below for any questions/concerns:

PG&E: Sean Valdez, 707-674-7257

County of Marin: Craig Parmley, 415-473-7512

IMPORTANT NOTE: After this paving is complete, there will be a 5 year (minimum) moratorium on digging on these repaved streets for any reason. In light of this, affected residents should be aware of the new requirements regarding the **replacement of sewer laterals**. Homeowners are now required to test and/or replace their sewer laterals prior to selling their homes or performing a remodel in excess of \$75,000. If a homeowner waits to do this work until AFTER the paving is complete, the cost will be significantly higher. For more information on this important subject, call RVSD at (415) 259-2949 or read more at <http://rvsd.org/private-lateral-ordinance>.

Also along those lines, should you plan to sell or remodel your house in the next five years, consider replacing your old sewer pipe lateral before the paving Starts! There you have it!

— Barry Evergettis, President

CALL FOR INVOLVEMENT!

Remember at our annual meeting I gave a spiel about stepping forward to serve your community? I made the promise that as openings for positions arise in our association, we would notify the membership about those opportunities. Here is what we have!

*We will need a **Treasurer**, which is a board position, as Paul Ross, our current Treasurer, will be moving away. We are expanding the **Architectural Committee**, and we need help with our **Fire and Safety Committee**.*

Should you wish to be considered for these positions, please contact Jeanne Williams at 415-721-7429 or jwilliams@kwpoa.com.

The only way our association will prosper is by members stepping forward to be involved!

**Thank you,
Barry Evergettis, President**

Summer Construction

Summer is coming! Warm weather, quiet nights and no traffic...why would you want to go elsewhere? Well, this summer you just might! There's a lot of construction happening this summer and the roads will be busy, the noise will be loud and the congestion might be problematic. College of Marin is beginning several large construction projects toward the end of May through August: demolition of the Austin Center, concrete pylons for the Educational center, resurfacing of the pool deck & shade structure. The college has taken extraordinary measures to mitigate the impact on our neighborhoods, but noise will definitely be an issue. Laura McCarty, Director of Modernization for the college is happy to answer any concerns or questions you may have. She can be reached via email at laura.mccarty@marin.edu.

**Enjoy your summer,
Bitsa Freeman, Vice President**

KENT WOODLANDS SOCIAL EVENTS

“HIKE OUR HILLS” - MORE INFO!

Hike with neighbors on the Henry Allen-Tucker Trail. This shady loop is not well known, as it goes down the ravine behind Phoenix Lake. This mildly strenuous hike will take one hour. Perfect for those new to the area, or anyone looking to get some fresh air and exercise. Meet at the corner of Idlewood Road and Crown Road, 9:00AM on Thursday, May 28th. We hope to see you there!

BOOK CLUB: Join us at Woodlands Cafe on Wednesday, June 3rd at 9 am to discuss our next Book Club selection, 'We Are All Completely Beside Ourselves' by Karen Joy Fowler. Join us!

— **Laura Mellberg**

Home Safety Tip

Here is your safety tip for the month:

“FIRE UP”

Often we want to simplify cooking as we are in a hurry to go somewhere, or just don't want to do dishes! So out come the paper plates, paper towels and cups! All that is just fine except all that flammable material is often stacked around the stove while cooking. Suddenly, it's “FIRE UP” as things catch fire adjacent to the burners! It's panic time getting control of the flames, but it's a close call! So don't “FIRE UP” the kitchen by being careless with paper products around cooking!



— **Your Fire & Safety Committee**

Wildfire Season is Coming... Are you Ready?

It's not too early to think about fire season. With record low rainfall, the grass and brush across Marin County is tinder dry and ready to burn. Drought conditions have increased wildfire danger statewide.

While the recent rains are welcome, there has not been enough to soak trees and other vegetation. There hasn't been enough rain to put a severe dent in the drastic drought that we are experiencing. The drought means one thing: a very long and potentially lethal fire season is upon us.

The Kentfield Fire District understands the challenge residents have in maintaining defensible space around their homes. With this in mind, 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 own emergency supply kit.
- Learn how to harden your home to protect against flying embers.
- 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.

— **Lynne Osbourne, Kentfield Fire District**

MMWD Offers Free Consultations

Did you know that MMWD offers free water conservation consultations for residential customers? They will send a water conservation specialist to your home for a FREE water use efficiency survey to help you identify ways to reduce your water use and your water bill.

The indoor portion of the consultation includes a history of water consumption and a check for leaks. In addition, they will evaluate your existing fixtures and, in some cases, provide you with free high-efficiency fixtures such as showerheads and faucet aerators.

Outdoors, they will evaluate your irrigation system for operating efficiency, review your irrigation schedule and provide recommendations, and review water-efficient landscaping practices.

To schedule an appointment, contact MMWD's Water Conservation Department at 415-945-1523.

Architectural Applications: April 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".

MAY ARCHITECTURAL REVIEW MEETINGS: MAY 12 & 26

Applicant	Property Address	Category/Project Description
New Applications for 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)
Moorshead	635 Goodhill Rd	C1: Minor Changes - Tree topping
Post	20 Evergreen Dr	C7: Changes to Ext Plans - Driveway Gate
Applications Approved in April		
DaMert	13 Treetop Way	C2: Minor Addition - New Window
Tiernan	115 Evergreen Dr	C2: Minor Addition - Addition (94 sf), New Windows, Doors, Trim Color
Livengood	140 Rancheria Rd	C2: Minor Addition - Landscaping: Driveway, Gates, Fences, Planting
Applications Denied (Appeal)		
Miller	37 N Ridgewood Rd (Holsberry-Janzer)	C9: Appeal - Appeal of AC Approval of 37 N Ridgewood Rd Teardown and New One Story House (5,150 sf)
Open Enforcements	170 Rancheria Rd	Tree Removal
Exempt Applications		
Carbone	4 Spring Way	Hazardous Tree Removal (bay and oak)
Pritzker	8 Vineyard Wy	Hazardous Tree Removal (atlas cedar)
Lytz	135 Upland Dr	New roof
Ayres	399 Crown Rd	Resurface sport court
Eiseman	12 Madrone Wy	Arbor removal
McLaughlin	7 Quail Ridge Rd	Tree removal (acacia, fire trimming)
Diablo Drive Trust	41 Diablo Dr	Tree removal (acacia)
Ireland	14 Fern Way	Tree removal (pine)

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, May 28, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA

- Call to Order
- Public Comment
- Approval of April 23 Meeting Minutes
- AC Report and Ratifications
- 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 April 23 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
Email: info@kwpoa.com
Office Hours: Mon - Thur, 9:00am - 2:00pm

Board Members and Staff

Barry Evergettis, President	bevergettis@kwpoa.com
Bitsa Freeman, Vice President	bfreeman@kwpoa.com
Kathleen Belzer, Secretary	kbelzer@kwpoa.com
Paul Ross, Treasurer	pross@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Kathy Goldsmith, Director	kgoldsmith@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Kathleen Slattery, AC Coordinator	kslattery@kwpoa.com