



Kent Woodlands Journal

Newsletter #259

May 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

It looks like our long, wet, rainy season has finally come to an end. Spring sun and warmth is once again enveloping our lovely Woodlands and with the improving weather comes the home improvement projects long delayed or postponed. Remember to abide by our noise ordinance (see below) and keep your power tool use to those hours. If you happen to have property with large plants that grow into the roadway please remember to include those in your pruning program. Plants growing in the roadway are the property owner's responsibility to keep trimmed back. We have had plenty of near misses on the many tight turns that are more problematic when overgrown foliage blocks the right of way.

In other news, College of Marin continues its efforts to be a good neighbor. They will soon have short term parking available for residents' use in the College Avenue lot across from the Post Office. These spots will be marked, so keep an eye out for them when you want to make a quick stop at the bank, the schools or the markets.

Lastly, we are pleased to report that we have a new dedicated Sheriff's Deputy patrolling our neighborhood beginning May 1st. His name is Scott Anderson, and he can be reached in the patrol car for non-emergency matters at kwpoa@marinsheriff.org. Be sure to stop and say hello when you see him around the neighborhood!

— Bitsa Freeman, President

Remember our Noise Guidelines!

Power Tools: The use of noise producing manual or power tools, including but not limited to leaf blowers, lawn mowers, chain saws, chippers, power washers, and similar equipment, is only permitted between 7:30AM and 5:00AM Monday through Friday, 9:00AM and 4:00PM on Saturdays and should be avoided unless reasonably necessary on Sundays, state or national holidays. Consistent use of noisy tools on Sundays or holidays may be considered unreasonable and subject to enforcement action.

Construction: Regulations and permit approvals limit the hours for construction-related activities to between 7:30AM and 5:00PM Monday through Friday, 9:00AM and 4:00PM on Saturdays. No construction is allowed on Sundays, state or national holidays (New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site from 8:00AM to 5:00PM Monday – Friday only.

Sound Equipment: Unreasonable noise from sound equipment, including but not limited to radios, hifi systems, televisions, and musical instruments, shall be contained within the property lines at all times and any noise from sound equipment emanating beyond an owner's lot must cease between 11:00PM and 7:00PM.

Kent Woodlands: The Past Thirty Years

The following is an encore of the conclusion of member Paul Homrighausen's excellent series about the history of our neighborhood.



In late 1980, a County Land Use Report stated that 534 houses had been built on 20 subdivisions in the Woodlands, with 15 lots remaining undeveloped and two large parcels unsubdivided. It noted that “despite substantial development, the natural environment remains the dominant character of the community.” But it also noted, ominously, that while each of those subdivisions at the time of its creation had similar CC&Rs, a few of the earliest ones had expired and others would soon expire. In addition, a number of parcels had never been made a part of any subdivision.

As a result, about 30% of Woodlands properties were not covered by any CC&Rs. That percentage would almost certainly increase over time. And County zoning was not designed to protect the distinctive character of the Woodlands development. How could there be a happy ending to this story?

It wasn't easy. But one big step in that direction was taken in 1984. Largely through the extraordinary efforts of the County planner (fortunately, also our own member) Mary Summers, the County adopted a land use policy specifically for Kent Woodlands, more attuned to its special character. That policy has been updated with the help of the Association in more recent years.

Still, the membership issue remained very troubling. Neither County design and land use rules for the Woodlands nor their application by the County would always be in step with the community's rules or their application by its Association. In addition, with a gradual decline in membership, the sense of community, and the Association's dual role as administrator of the community's own rules and as its representative and voice with County Supervisors and agencies, would also gradually be diminished — no happy ending yet; it was still some years away.

In 1995, the potential for further decline in membership was finally halted. With the approval of its members, the Association completed consolidation of the various subdivision CC&Rs into one, with an indefinite duration — an epic endeavor.

Of equal importance, in recent years many non-members — one by one by one by one — have elected to join the Association, voluntarily subjecting their own property to the new CC&Rs for the common benefit and the protection of the Woodlands environment. William

and Elizabeth would have understood — it's not about getting to use the Woodlands parking lot — and applauded. Today, there are well over 100 additional members, with the percentage of non-members cut in half and growing smaller.

Two other significant issues relating to property development have arisen in recent years. The first involved the possibility of lot splits, with its risk of undermining basic principles in the creation of the Woodlands. This issue was resolved with the County's help by limiting possible splits to a relatively few bigger lots.

The second came with the good times of the 1990s. It involved a marked increase in the number of applications for tear-downs, to be replaced by much larger houses (mega-houses), and the difficulty in applying basic CC&R concepts such as preservation of privacy and woodland character to resolve the resulting conflicts. This problem was largely solved by the recession beginning in 2008, at least for the present.

Apart from those and a few other sporadic problems, the history of the Woodlands in recent years has been the story of the month in/month out work of the Association's Architectural Committee and the County cooperatively applying their rules, guidelines and principles to a world of ever-changing tastes and times (and occasional bad tempers), and in protecting the Woodlands character. Hats off to them.

The Woodlands is over 75 now and, inevitably, some aspects of that character have changed in those years. The halcyon days of bridle paths winding through the canyons and into the hills are long gone. Gone, too, and not that long ago, are the days of open landscapes with hardly a fence in sight, and the nights of mysteriously dark roads with hardly a gate light shining. And today, maybe one or two houses are just a bit too big for their settings, just a bit too intrusive, and maybe a few lights just a bit too bright.

But, thanks to the efforts of Mother Nature and quite a few humans as well, the Woodlands' most distinctive qualities are its trees, hills and views, fine houses and their great variety, and the sense of privacy and of nature's presence, with our benign mountain as a backdrop, are still very much with us.

That's the story of the Woodlands — so far. It gets more mundane as we get closer to the present; no elusive Albert, or extraordinary William, or exemplary Elizabeth. But, if you use your imagination, you may still be able to catch a glimpse of Adaline riding by in her carriage. I have.

— by Paul Homrighausen

Architectural Applications: May 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, May 9

Property Address	Applicant	Category/Project Description
New Applications for May		
70 Rancheria Road	Rockefeller	C1: Minor changes
516 Goodhill Road	Saris	C2: Minor addition
15 Spring Road	Fellows	C2: Minor addition
304 Evergreen Drive	Cline	C8: View Restoration
Applications Approved in April		
120 Goodhill Road	Jenkins	C1: Skylights
523 Woodland Road	Quinn	C1: Solar Panels
605 College Avenue	Musser	C2: Minor Addition
310 Evegren Drive	Wilner	C8: View Restoration
Applications Continued in April		
67 Ridgecrest Road	Tucker	C5: Substantial Remodel
15 Treetop Way	Bruener	C4: Significant change in appearance
115 S. Ridgewood Road	Leon	C1: Fence
Exempt Applications		
40 Evergreen Drive	Zack	Tree Removal
411 Crown Road	Mott	Tree Removal
36 N Ridgewood	Goshay	Transformer Pad
90 Westwood	Levey	Roof Repair

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, May 25, 2017 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of April 27, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Administrator's Report
- Next Regular Board Meeting Agenda (June 22, 2017)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of April 27, 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
Office address: 1010 Sir Francis Drake Blvd. #200
Kentfield, CA 94904
Phone: 415-721-7429
Fax: 415-532-1487
Web Site: www.kwpoa.com
Email: info@kwpoa.com

Board Members and Staff

Bitsa Freeman, President	bfreeman@kwpoa.com
Kathy Goldsmith, Vice President	kgoldsmith@kwpoa.com
Mimi Willard, Secretary	mwillard@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Ann Becker, Director	abecker@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com