



Kent Woodlands Journal

Newsletter # 193

November 2011

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Corner

Indian Summer may be a meteorological phenomenon, but here in our Woodlands it's meant a glorious, summery autumn that's brought a smile to many a face. Mother Nature's amends for a summer that wasn't. Brought out in force, the hikers and bikers, dog-walkers and casual strollers, soaking it all up. The rain spell of a few weeks ago seemed too early but spiced up our woods with scents of firs, bay and rosemary, fragrances stirred gently to life along with our own sad-happy thoughts of winter-time. A fleeting enchantment, but vanquished by the return of warm, cloudless days, perfect for family outings, fall-ball or kayaking on Corte Madera Creek, a spectacular Halloween weekend. What a beautiful place we all share. Our KWPOA annual Halloween parade was fun and warming to see neighbors young and old, in costumes silly and brave, scary and cute. A one-hour street closure that works a miracle of community-building. Hats off to the Hakes for their hospitality — our once-a-year town square — and to all the volunteers whose graciousness made the event so successful. An Indian Summer of the heart. Thank you.

So what's with the weather? In our little planet's 600 million mile annual journey around the sun, this time of year the Earth's tilt shortens our northern hemisphere days, and the summer-time oven of California's great central valley cools off. With less heat over there, there's less vacuum (as hot air rises) pulling wet air in off the Pacific through our Golden Gate and any other notch in the Coastal range, often with high winds. (Real estate buyers: Mind the notch. Hurricane Gulch in Sausalito is a famous one.) In the summer months, this wet air hits our cold ocean upwelling (thank you, Alaska),

2012 Assessments

At the October Board Meeting, the Board unanimously voted not to increase the coming year's annual assessment, which will remain at \$345 per member lot for the 2012 calendar year. Your assessment notice will be sent the first week of January, and is due no later than February 15, 2012.

and brings fog and cold. In the autumn, this natural refrigeration stops, and parts of the Bay Area typically enjoy the warmest, sunniest months of the year. So this San Francisco climatic strangeness may not actually be what New England settlers called an Indian Summer. Those newcomers encountered wide, unfamiliar swings in wind and temperature in the New World, with first frosts followed by warm, calm days, and who knows, associated this with their native neighbors. But we'll take the good weather, and the name too.

Thankfully the pipe work and repaving in the Woodlands seems to have drawn to a close, and we're all better off with smoother sailing, safer fire-flows, and upgraded sewerage (flows). But for most of the Woodlands, including the battlegrounds of Evergreen and South Ridgewood, we're still not where we need to be. And with what we understand of the County's seemingly hopeless funding challenges, we're not going to get where we need to be with properly maintained and repaved roads for a long time to come, if ever. A good crowd showed for the community forum on Woodlands roads last month attended also by representatives of the Department of Public Works and by Katie Rice, just sworn in as our new supervisor (congratulations, Katie). Our best shot to see roads as we want them (in our lifetime) may be to raise county-matching funds through a special funding district (CSA) as we do already for extra police protection. The KWPOA is meeting with county officials now to pull together a blueprint for putting that option in front of our community, which would ultimately vote on the idea. More to come.

— Josh Rafner, President

Annual Disclosures

Per California's Civil Code requirements, KWPOA will be sending out its annual Disclosure Packet to all members in the latter part of November. If you have not received your packet by December 1, please contact the office at 415-721-7429 or email jwilliams@kwpoa.com.

Forums Recap

KWPOA sponsored three forums on two different subjects in September and October, and we'd like to thank all those members who attended and offered their viewpoints.

During the two "Views & Trees" forums, facilitator Debra Warren gathered a wide variety of thoughts from participants regarding several aspects of this complicated subject. These comments have been compiled into one document and can be viewed in on our web site at <http://kwpoa.com/uploads/Forum.pdf> in the Community Corner Section. The Board of Directors will keep members posted on what related actions the Board will pursue.

At the Roads forum, attended by (now) Supervisor Katie Rice and County staffers Bob Beaumont and Craig Parmley, attendees learned about our county's budget and prioritizing process and had the opportunity to discuss various methods for getting Kent Woodlands' roads paved properly once and for all. The Board and other neighborhood groups are exploring possible solutions and will update members on any progress.

Sheriff's Report

The following is a recap of Sheriff's activities in Kent Woodlands during September 2011:

Vacation Homes	12 Homes
Alarm Activations	18 Responses
Citizen Assists/Misc. Service	7 Incidents
Suspicious Circumstance	4 Incidents
911 Hang-Up	1 Incident
Noise Disturbance.	2 Incidents
Fire/Medical Assist	6 Incidents
Animal Complaints	1 Incident
Subpoena Service	1 Request
Found Property	1 Incident
Warrant Attempt	1 Warrant
Burglary	1 Incident
(Residential burglary, suspects located and arrested. Property returned to owner.)	

Traffic/Vehicle Related Matters

Traffic Stops	4 Stops
Traffic Citations Issued	1 Citation
Parking Complaint	1 Complaint
Parking Citations Issued	2 Citations
Suspicious Vehicles	6 Vehicles
Vehicle Abatement	1 Vehicle Marked

— Submitted by Deputy Glenn Hinchee
Marin County Sheriff's Office

Ode to the Internet Café?

Some saw the sidetracking of the community's efforts to envision a revitalized and beautified College Avenue as Luddite civic savagery. At best, however, it has left *our town* of Kentfield without a framework for an updated community plan and unable to address satisfactorily development proposals as they arise. A case in point will illustrate how the cost of that short-sightedness, however well-intentioned, may be borne for generations. The existing outdated county plan for *our town* of Kentfield will likely force an office to be located where once one could enjoy a latte or a sandwich with internet access. The Taqueria is already history, to be replaced by a College office and classroom complex. What a loss to the life of the street if there can't be a café or something like it across the street. There needs to be new rules *and a vision* for Our Town, which is not like any other unincorporated part of the county. An Internet Café redux could depend on significant pedestrian traffic and shouldn't have to meet inappropriate parking requirements that will otherwise force no alternative but an office. There couldn't be an Emporio Rulli in Larkspur for example if these same rules applied. We should support the owners of the Internet Cafe who see it the same way, we should support other neighborhood groups who agree, and let county planner Lorene Jackson (lajackson@co.marin.ca.us) know that *our town* wants something that will help build our community, not kill it.

— Josh Rafner

Nature Corner

From our Journal reporter-at-large: A large but somewhat scrawny coyote was seen mid-afternoon recently in the middle of the Woodland/Evergreen intersection scat-ifying in flagrante delicto. Is the Evergreen patch-job really that bad? Good citizen that our reporter is, a plastic bag was at hand. Rumors are that a roadrunner was heard somewhere near.

The KWPOA Office will be **CLOSED**
November 23 through 25
in observance of the
Thanksgiving holiday.

Happy Thanksgiving!

ARCHITECTURAL APPLICATIONS

November 2011

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.

Applicant	Property Address	Category/Project Description
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New Applications

Clifford	125 Woodland	C1: Minor Change - Change in Fence Color
Stratakos	10 Rock	C2: Minor Addition - Window Replacement & Roof Modification
Wright/Rubino	140 Rancheria	C2: Minor Addition - Exterior Modifications
Leh	317 Crown	C3: Preliminary Review - New Single Family Residence
Fletcher	5 Rancheria	C7: Changes to Approved Plans - Change in Materials
Miller	71 Ridgecrest	C7: Changes to Approved Plans - Expansion to Approved Deck

Applications Approved

Rhoads/Goltz	20 Upland	C4: Significant Changes in Appearance - Pool and Site Remodel
Stratakos	10 Rock	C2: Minor Addition - Window/Door Replacement
Bronstein	17 Treetop	C4: Significant Changes in Appearance - New Cabana and Deck
Moran	21 N. Ridgewood	C2: Minor Addition - Pool Fountain, Barbeque Ring and Seating
Bronshvag	330 Goodhill	Replacement of Existing Fence and Retaining Wall at Front of Property (Exempt)
Willard	50 Ridgecrest	Deck Maintenance (Exempt)
Barker/West	65 Rock	Removal of Tree (Exempt)
Vorhees	106 Goodhill	Trellis Replacement (Exempt)

Open Enforcements

Winchester	26 Rock Road	Unauthorized construction: retaining wall
Smith	111 Idlewood	Unauthorized construction: retaining wall and pool
Hopkins	111 Diablo	Unauthorized removal of trees/and unauthorized installation of fence

Note: Architectural Committee actions are not final until ratified by the Board.

ARCHITECTURAL COMMITTEE INFORMATION:

MEMBERS: Bill Riley, Jim Schafer, Betty Segars (Chair) **COORDINATOR:** Alison Schlosser

MEETINGS: Held at the KWPOA Office at Kent Middle School on the 2nd and 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 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.

KWPOA Contact Info

Mailing address: P.O. Box 404
Kentfield 94914

Phone: 415-721-7429

Fax: 415-721-7468

Web Site: www.kwpoa.com

Email: info@kwpoa.com

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Other Important Phone Numbers

All Emergencies: 911
Fire Department: 453-7464
Sheriff's Department: 499-7234 or 479-2311

Regular Board Meeting Agenda

Date: Thursday, December 1, 2011
(Due to holiday conflicts, this meeting will serve for both November and December)

Time: 5:30 p.m.

Place: KWPOA office at Kent Middle School

Call to Order
Public Comment
Approval of Minutes
AC Report and Ratifications
Officers' Reports
County Update
Solar Panels
Fire, Traffic & Safety Committee Report
Social Committee Report
Administrator's Report
Next Board Meeting Agenda
New Matters
Unfinished Business
Adjournment; Reconvene in Executive Session for any legal, personnel or enforcement actions

The KWPOA Board of Directors' regular meetings are held on the fourth Thursday of each month. Board meetings are open to all Association members. If there are issues you would like to place on the agenda, please notify the office.

Social News

FALL COCKTAIL PARTY

Neighbor **Elena Mandin** hosted KWPOA's Fall Cocktail Party at her elegant home on Ridgecrest Road on September 25th. Not only is Elena's home spectacular, but she herself is spectacularly gracious, letting Kent Woodlanders stroll her lush grounds and, when a momentary chill swept down from Mt. Tam, being in her glamorously decorated interiors as well. Delicious Catering of San Rafael kept party-goers supplied with never-ending appetizers, and absolutely no one went away hungry: marinated flank steak beef skewers, chicken medallions encrusted with pistachios, many cheeses, spring rolls...you name it, it was there. The views of Mt. Tam (and the Bay!) from the Mandin home are – yes – *awesome* is the word. It was a happy event for all. New residents to the Woodlands were welcomed heartily, and the rest of us simply enjoyed a chance to return to one of the more magical homes in Kent Woodlands. Take a bow, Elena!

HALLOWEEN PARADE AND PARTY

Once again, **Laura Tang** and **Jenee DiFronzo** put together a fabulous Halloween event for the enjoyment of kids and grown-ups alike. The Trick-or-Treaters followed along Woodland Road, ending at the **Colladay-Hake** home for a post-parade pizza party. Many thanks to Laura, Jenee and Chris for working so hard on this beloved tradition. Thanks also to the many residents who set up candy tables for the children, and to all who endured the road closure and detour. Pictures will be up soon at the "Community Corner" on our web site!

HOLIDAY CELEBRATION – SAVE THE DATE!

Our Holiday Celebration will once again be held at the Woodland Café **on Wednesday, December 7th from 6:00 – 9:00 pm**. Come enjoy some fabulous food and hosted wine and beer. \$35 per person can be sent in advance to KWPOA, PO Box 404, Kentfield, CA 94914. If you have any questions, please call the office at 721-7429. Last year's soiree was a huge success, with many compliments on the food and venue. So don't miss this chance to share some holiday cheer with your friends and neighbors!