



Kent Woodlands Journal

Newsletter #241

November 2015

The monthly newsletter of the Kent Woodlands Property Owners Association

Vice President's Note

The nights are getting cooler, the days shorter... winter is coming! But how wet will it be? The experts are predicting vast amounts of rain, but whether Mother Nature unleashes El Nino's atmospheric fire hose in northern California is the question.

Regardless, the Woodlands will be inundated if predicted rains hit Marin County, so it's best to be prepared. Drenching rains and heavy wind will topple our thirsty, stressed trees and their depleted root systems in the dry ground. Take some time to assess the trees around your property that could pose a danger to your home or nearby power lines in heavy weather, prune weakened branches or remove dead and dying trees. Perform basic yard work to ensure debris won't clog storm drains and clean your gutters!

In our dry state we look forward to the rain, hopefully with cool enough weather to create a great snowpack. We can also look forward to the beauty of hiking, running and biking the trails with water pouring off the mountain and all our little waterfalls coming to life. Lastly, enjoy turning your irrigation system off (and maybe throw out some grass seed on that lawn you let go brown.....)

Have a great season!

— Bitsa Freeman, Vice President

SAVE THE DATE!

KWPOA's annual holiday celebration is scheduled for Monday, December 7th at 5:00pm, so mark your calendars and join us at a NEW location for some holiday cheer!



Location: Ambrosia, 850 College Ave.

\$25 per person (adults only please)

Look for your invitation this month!

New Board Member

At the board meeting on October 22nd, the Board of Directors appointed longtime resident Ann Becker to fill the seat recently vacated by Kathleen Belzer.

Ann brings a wealth of knowledge and experience to KWPOA. She was a leading executive search consultant and has served on several local and nationwide not-for-profit boards. Ann holds an MBA from Harvard Business School and a Bachelor's degree with High Distinction from the University of Michigan at Ann Arbor. Ann has lived in Kent Woodlands since 1991, where she and her husband, David Becker, have owned two homes. They have two teenage sons who have attended the Kentfield public schools and Redwood High School. Welcome, Ann!

Fire Evacuation Drill Recap

We estimate that well over 50 of the 100 households in the drill area participated in last month's fire evacuation drill. And, in addition to firefighters from Kentfield and other fire departments, Sheriff's personnel, including those from the Office of Emergency Services, some from FireSafe Marin, the Boy Scouts and Committee members, there were over 100 at the COM evacuation site — quite a turnout.

Pastries were provided by the Woodland Market, coffee by Peets Coffee in Bon Air, emergency equipment and supplies offered by Scout Troop 59, and brief remarks made by those conducting the drill.

The many drill surveys completed were uniformly positive. All but one responding said that, with the drill, they would know what to do in the event of a real emergency. With very few exceptions, respondents said they could hear the sirens and understand the speaker messages. A few said they received multiple repeated emergency phone messages (the County was testing out its new system) and a few said they received no phone messages — if you use a cell phone or VoIP, you still need to register your number with the County's emergency system - www.alertmarin.org.

By all accounts, it was the best drill we've had. Thanks to all involved for a job well done. It looks as if we've survived another fire season.

YOUR FIRE SAFETY COMMITTEE —

Ron Antipa, Kathleen Belzer, Barry Evergettis (Co-Chair), Paul Homrighausen (Co-Chair), Trina Lavigna, Heidi Meyer, Ed Miller, Rob Stiles, Clay Weins

A Reminder from the Architectural Committee

Design Review applicants are reminded that all changes to approved projects must be submitted to the Architectural Committee for approval. This includes any change to the original approved plans, such as materials, colors, landscaping, etc. Please notify the Architectural Coordinator, Michael Barber, at mbarber@kwpoa.com or 415-721-7429 prior to making any change.

Per KWPOA Design Review Guidelines:

34. Upon completion of an approved project, applicants are required to certify in writing that the improvement has been installed or constructed in accordance with the plans as approved or conditionally approved by the Committee. The Committee may require a letter of certification from the applicant, the architect, the contractor and any other appropriate party.

Thank you in advance for your cooperation.

— KWPOA Architectural Committee

Home Safety Tip

Here is your monthly fire safety tip: **“Flaming Grease Filter”**

The next part of the stove story is the exhaust fan grease filter! One of the most dangerous and fastest moving fires you can have in your home is a “FLAMING GREASE FILTER”. You should remove and clean the cook stove grease filter at least every six months! Your filter is designed to trap the grease and is extremely flammable when dirty!



So, remove it, spray it with Easy Off oven cleaner and rinse it in hot water. Do this and you will avoid a “FLAMING GREASE FILTER”! You will be happy with the results and have peace of mind!

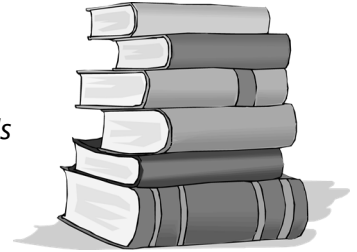
— Your Fire & Safety Committee

Book Club News

Please join us for our next neighborhood book club meetings. Newcomers welcome! We meet at 9:00AM at Woodlands Café.

Nov. 12:
Invention of Wings
by Sue Monk Kidd

Dec. 10:
The Truth According to Us
by Annie Barrows



Sheriff's Report

Vacation Homes	5 Homes
Vacation Checks Completed	42 Checks
Extra Patrol Checks Requested	1 Request
911 Hang-Up Calls	3 Incidents
Alarm Activations	10 Activations
Panic Alarm Activations	2 Activations
Assist Citizen Calls	3 Requests
Advice Requested Calls	2 Requests
Suspicious Circumstance	4 Incidents
Misc. Service Calls	4 Incidents
Assist Fire Dept./Fire Calls	1 Incident
Assist Fire Dept./ Medical Calls	3 Incidents
Animal Complaint	1 Incident
Lost Property*	1 Incident
Noise Complaints	3 Incidents
Report of Gunshots**	1 Incident

* Lost property located and returned to owner.

** Unable to verify validity or location of gunshot, Which was heard around Crown Rd. and Upland Road.

Traffic Related Matters

Parking Citations Issued	3 Citations
Assist CHP*	3 Incidents

* CHP assistance related to reports of speeding vehicles, unable to locate offenders.

— Glenn Hinchee, Deputy Sheriff #1299

Architectural Applications: November 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".

NOVEMBER ARCHITECTURAL REVIEW MEETING: NOVEMBER 10th

Applicant	Property Address	Category/Project Description
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November Applications

Roddy	27 Evergreen Dr.	C1-Solar Panels
Teree	88 Upland Rd.	C5- 1,000 sf second story addition, residing

Continued Applications

RMDG LLC	115 Woodland Rd.	C3: - Preliminary review - Addition and renovation of existing home. Reduction of existing detached structure and addition of 3 car garage.
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Exempt Applications

Fowler	60 Westwood Dr.	Tree Removal
Sklar	91 Idlewood Rd.	Tree Removal
LeComte	95 Westwood Dr.	Roof Line Revision
Johnson	10 Woodland Rd.	Tree Removal

ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, 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 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, December 3, 2015 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 22 Meeting Minutes
- AC Report and Ratifications
- Vote on Proposed Change to AC Appeal Fee
- Update on Annual Meeting and Election
- Holiday Party Update
- Fire Safety Committee Report
- Officer Reports
- County Update
- Administrator's Report
- Annual Meeting Agenda (Jan. 13, 2016)
- Next Regular Board Meeting Agenda (Jan. 28, 2016)
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 22 minutes
- Litigation Report
- Personnel
- Adjournment

(Final agenda posted at office 96 hours prior to 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
Mimi Willard, Secretary	mwillard@kwpoa.com
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Ann Becker, Director	abecker@kwpoa.com
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