



Kent Woodlands Journal

Newsletter #265

November 2017

The monthly newsletter of the Kent Woodlands Property Owners Association

President's Note

As a result of the horrific devastation experienced by residents of Sonoma County, likely caused by downed power lines, fire prevention and PG&E wires have been a hot topic in our community. Last week many Kent Woodland homeowners attended a special meeting to discuss ways the community can work with PG&E, the County, MMWD and Marin County Open Space to examine options to underground our wires. Several of the attendees have agreed to form a new fire safety committee to begin the task of tackling available options and exploring the opportunities for financing this likely very expensive endeavor. If you're interested in being on this committee, please shoot me an email bitsa@kwpoa.com.

Our Sheriff has been busy in the neighborhood issuing citations, investigating burglaries and keeping an eye on the traffic. If you'd like to know what he's been up to please read his summary in this newsletter.

On a more positive note...our LPRs should be installed soon. All the legal agreements have been signed, the diagrams have been drawn, leaving the next step — construction!

As always it was a tremendous turnout for our annual Halloween Parade, with many goblins, witches, fairies and ninjas! Thank you to all the neighbors who hosted treat tables and to the owners of 215 Woodland Road for opening their home for the Pizza Party.

— Bitsa Freeman, President

KWPOA Election News

As announced in the October 2017 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2018 Board of Directors, for which four director seats are open. A special membership meeting was held on October 26th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2017.

Nominations were received for incumbents Bitsa Freeman, Steve Gray, Mimi Willard and Jeff Leh. With four Director seats up for election and four candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Freeman, Gray, Willard and Leh are elected. This decision has been made pursuant to the California Civil Code and KWPOA's bylaws, which state: "In the event that the number of qualified nominees for election as directors does not exceed the number of vacancies to be filled, the Association may, without further action, declare that those nominated and qualified have been elected." (KWPOA Bylaws, Article VI, Section 5 [d]).

The two-year terms for the elected Directors will begin on the date of the Annual Membership Meeting, January 17, 2018. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

SAVE THE DATE!

KWPOA's annual holiday celebration is scheduled for **Sunday, December 3rd**, so mark your calendars and join your neighbors for delicious food and holiday cheer!



Sunday, December 3rd
5:00-8:00pm



Woodlands Café, 799 College Avenue
\$20 per person • Adults only, please

Look for your invitation this month!

RSVP to info@kwpoa.com

Sheriff's Report

September 2017 SHERIFF ACTIVITY:

Alarm Activations	21 Activations	Civil Advice	1 Incidents
Vacation Homes	17 Homes	AOA Fire	11 Incidents
Vacation Checks Completed	89 Checks	Noise Complaints	4 Complaints
Extra Patrols Completed	31 Checks	Traffic Stops	13 Stops
Welfare Checks	3 Incidents	Parking Complaints	2 Complaints
Citizen Assist	4 Incidents	Suspicious Vehicles/Persons	6 Incidents

Greetings from the team of deputies assigned to Kent Woodlands. My name is Scott Anderson; sharing duties with me are Brenndon Bosse and occasionally Ted Keehn. Many of you probably know Les Richardson, Glenn Hinchee, Chuck Thompson and Steve Fracolli as the deputies working the Woodlands for the past several years. Each has now retired and will no longer be serving the community.

I have been here a little over half the days since starting the first week of May. While the community is relatively safe and crime free we have experienced a few thefts in the past few weeks. Each of the thefts has involved open or unlocked doors. The single most effective preventative measure you can take to reduce your risk of being the victim of a theft is to close and lock your vehicle and house at night and when away from home, and please set your alarm. Motion sensor lights are also a good deterrent.

During the last incident two deputies were nearby when the homeowner called. The suspect was able to elude capture by climbing over fences, but he/she had to abandon the stolen property and some of their own property in the process. Hopefully they learned that committing crimes in a community with only one entry/exit point is not a wise endeavor.

There are several issues in the community I would like to bring to your attention. Stopping at stops signs is a requirement. There are a few stops signs in the Woodlands that are frequently treated the same as a yield sign by some drivers. I have given several warnings and am at the point where I will be issuing more citations. Please do not be the driver that finds out at what speed I will issue that citation rather than a warning.

I have received complaints about drivers disobeying the hands free laws regarding cell phone use while driving. As a reminder drivers are not allowed to hold a cell phone for any reason while driving. No call, text or email is worth risking a collision with a vehicle or pedestrian.

The maximum speed limit in the Woodlands is 25 MPH, slower in some areas due to the curvature and width of the roadway. This is primarily a problem on the lower portions of Goodhill and Woodland.

Parking: Legal on-street parking spaces are at a premium, and in many areas nonexistent. I personally try to be mindful of the problem and am lenient, when in my opinion the vehicle is not creating an unsafe situation, i.e. on or near a turn. On roadways that do not have a center line, vehicles must be at least 6' from the center of the roadway. On roadways with a center line, Rancheria Rd. is a good example; parked vehicles must be parked far enough to the right to allow traffic to pass without crossing the centerline.

Lastly, please trim and maintain any vegetation fronting your residence that encroaches upon the roadway. Failure to do so may require the Department of Public Works to respond. Given the hundreds of miles of road they maintain, they will surely cut back farther than you may like so they do not have trim again for a few years.

As a reminder, the Sheriff's Office will check your residence, if requested, when you are out of the area. You can complete the request at the Sheriff's Office web site by clicking the About Us tab. The link to the form is at the lower right corner of the page under Community. If you do not have access to a computer you can call our dispatch Center at 415-479-2311. Please provide all requested information and include your gate combination is applicable.

Thank you, be safe and enjoy the holiday season.

— Deputy Scott Anderson
kwpoa@marinsheriff.org

Architectural Applications: November 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: November 14, 2017

Property Address	Applicant	Category/Project Description
New Applications for November		
421 Crown	Aldridge	C2: Minor Addition
3 Idlewood	Guay/Wong	C2: Minor Addition
530 Woodland	Lewis	C2: Minor Addition
115 Woodland	RMDG, LLC	C7: Changes to Approved Plans
Applications Approved in October		
100 Rock road	Kelly	C6: Teardown
Applications Continued in October - next meeting to be decided		
11 Rancheria Road	Centeno	C4: Significant Changes
70 Rancheria Road	Rockefeller	C4: Significant Changes

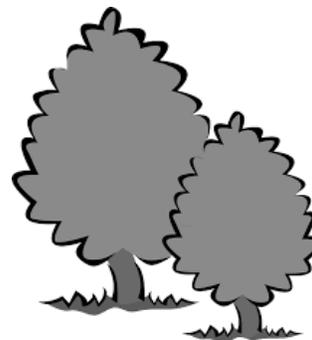
ARCHITECTURAL COMMITTEE: Jim Schafer (Chair), Anne Barr, Trina Lavigna, Tom Nicholson, Bill Riley

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.

Note to all residents!

Please inspect your property to be sure no vegetation is encroaching the roadway. We will be asking our Sheriff's Deputy to contact homeowners whose landscaping may be causing a hazard. Thank you!





Kent Woodlands Property Owners Association
PO Box 404
Kentfield, CA 94914

Regular Board Meeting

Date: Thursday, December 7, 2017 - 6:00PM

Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 26, 2017 Meeting Minutes
- AC Report and Ratifications
- Committee Appointments
- LPR Report and Related Votes
- Officer Reports
- County Update
- Finalize Annual Meeting Agenda & Details
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 26, 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
Ann Becker, Secretary	abecker@kwpoa.com
Steve Gray, Treasurer	sgray@kwpoa.com
Anne Barr, Director/Arch. Comm.	abarr@kwpoa.com
Jeff Leh, Director	jleh@kwpoa.com
Mimi Willard, Director	mwillard@kwpoa.com
Jeanne Williams, Administrator	jwilliams@kwpoa.com
Michael Barber, AC Coordinator	mbarber@kwpoa.com

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, September 28, 2017

Present: Barr, Becker, Freeman, Goldsmith, Leh, Willard

Staff: Jeanne Williams, Administrator

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:01 pm by President Freeman

Public Comment: None

August Minutes: M/S/A to approve

Architectural Committee Report and Ratifications

- M/S/A to ratify approval of two projects.
- Director Leh discussed issues arising in designing new spreadsheet for the tracking and billing of charges for architectural projects.

Committee Appointments – Nothing to report. Still seeking another member for View Restoration Advisory Committee.

LPR Report and Related Votes

- Freeman provided a progress report on draft contract between KWPOA and a member property for access to electrical power for LPR. Agreement is in member property's hands.

2018 Budget:

- President Freeman presented the Budget for Treasurer Gray, who was not present.
- M/S/A to approve

2018 Assessment:

- President Freeman presented the proposed Assessment for Treasurer Gray, who was not present. The proposed Assessment for 2018 remains unchanged from the 2017 Assessment.
- M/S/A to approve

Annual Meeting and Election:

- The Annual Meeting will be on January 17, 2018 at 7:00 pm at The Studio, at MAGC.
- In discussion about Speakers for the Annual Meeting, Lt. Governor Gavin Newsom and our Sheriff Deputy were suggested. President Freeman will follow up with Newsom and Director Leh will follow up with the Deputy.
- Members wishing to run for one of the four seats which will be up for re-election must declare by October 31.
- Election Inspectors need to be recruited and voted upon at the October Regular Meeting.

Upcoming Events:

- **Halloween Parade and Party** – The Halloween Parade will begin at 5:00 pm on Tuesday October 31, followed by the Party. Non-members Tara Dale and Bob Gray, residents of 215 Woodland Road, have agreed to host the party, which is funded by KWPOA. Traffic on Woodland Road between Goodhill/Rancheria and North/South Ridgewood will be detoured due to the large numbers of young Trick-or-Treaters. Advance notice of the parade and detour will be published in the newsletter and posted at the Woodlands entrance, key intersections, and trailhead parking areas on Crown Road.
- **Holiday Party** – On Sunday December 3, KWPOA hosts the Annual Holiday Party to which all Kent Woodlands residents are invited. This is an adult event. Invitations will be sent out shortly, with information about the cost to attend.

Officer Reports

President's Report:

- Sheriff Deputy asked if Board would like to explore removing the “No Parking” signs on Woodland Road. The board declined to pursue the matter due to concerns about safety of school children, pedestrians and cyclists if cars are parked in the shoulder lane.
- Creek Clean Up program – A notice will be placed in the newsletter informing residents who live along streams and creeks are responsible for keeping them clean.

County/Community Update

The Coalition of Sensible Taxpayers (CO\$T) will hold a public meeting on October 19 at which the Howard Jarvis Taxpayers Association President will provide updates on state legislation affecting Marin residents. 6:30 pm at the Corte Madera Community Center.

Administrator's Report –

- Two member properties have not yet paid 2017 assessment. One such property is now under lien.
- Halloween parade & party plans discussed.
- Planning for KWPOA board election.
- Planning for disclosure packet mailing in mid-November.
- Assessments can be paid via PayPal again this year.
- Will develop a plan for archiving files.

Next Regular Board Meeting: October 26, 2017

Meeting adjourned 7:44 pm

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary, KWPOA Board of Directors