



Kent Woodlands Journal

Newsletter #277

November 2018

The monthly newsletter of the Kent Woodlands Property Owners Association

President's note

It's official: Kent Woodlands is now recognized as a Firewise USA community, one of only 1500 across the nation. Under the direction of the Kentfield Fire Department, our neighborhood eliminated a huge amount of dead and dried foliage, trees, brush and flammable plants. Recently, as part of the application to becoming a Firewise community, an email survey was sent to residents asking how much was spent mitigating fire danger on their property. We needed a minimum of \$13,277 to qualify and of the 70 members who responded an unbelievable \$1,240,000 was spent! Thank you to everyone who participated in clearing up and cleaning out your property, the neighborhood is safer due to your efforts. For more information about Firewise USA, visit www.firesafemarin.org/firewise.

The social committee is in full party mode here in the Woodlands. Quite an impressive turnout of festive Halloween parade attendees this year. A record number of neighbors either marched in the parade or hosted a table along the route. The pizza party that followed was a huge hit and lasted well after the end of the parade. Thank you to Laura Mellberg for organizing, Eric Ryan for hosting the pizza party and all the residents who hosted a table for all the little (and not so little) trick or treaters. Next up is our annual holiday party, which we are excited to host at the hip, new Kentfield restaurant, Guesthouse! Be sure to mark your calendars for December 9th.

— Bitsa Freeman, President

KWPOA Election News

As announced in the October 2018 newsletter, and in accordance with our Election Rule, the Association invited nominations for the annual election of the 2019 Board of Directors, for which three director seats are open. A special membership meeting was held on October 25th to take nominations from the floor, and the deadline for submitting nominations by mail, email, or delivery to our office was October 31, 2018.

Nominations were received and qualified for incumbents Anne Barr and Ann Becker, and for member Sara Wardell-Smith. With three Director seats up for election and three candidates running, the seats are uncontested. As such, KWPOA will dispense with the mailing of secret ballots and declare that Barr, Becker and Wardell-Smith 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 16, 2019. If you have any questions, please contact the office at 415-721-7429 or info@kwpoa.com.

HOLIDAY PARTY!

Save the date for KWPOA's annual holiday celebration on **Sunday, December 9th**.

Please join us for some holiday cheer at the neighborhood's newest restaurant!

Sunday, December 9th

5:00-8:00pm



GUEST HOUSE



850 College Avenue

\$20 per person • Adults only
Payment accepted at the door!

*RSVP to info@kwpoa.com
or 415-721-7429*

Sheriff's Report

The following is a recap of Sheriff activity in Kent Woodlands during the month of September:

| | |
|--------------------------------|---------------|
| Alarm Activations | 9 Activations |
| 911 Hang-Up | 1 Incidents |
| Vacation Homes | 3 Homes |
| Vacation Checks Completed | 25 Checks |
| Extra-patrol Request completed | 37 Checks |
| Welfare Checks | 4 Incidents |
| Citizen Assist | 6 Incidents |
| Civil Advice | 2 Incidents |
| AOA Fire | 10 Incidents |
| Assist Outside Agency | 2 Incidents |
| Thefts | 1 Incident |
| Traffic Stops | 17 Stops |
| Parking Complaints | 2 Complaint |
| Suspicious Vehicles/Persons | 5 Incidents |
| Traffic Accidents | 2 Accidents |

— Deputy Scott Anderson

Register for AlertMarin Now!

To get fire evacuation alerts, you **must** register your address and all your family phone numbers on **AlertMarin**.

1. First, enter your address and phone numbers here: <https://www.marinsheriff.org/services/emergency-services/alert-marin>
2. Next, set up a Contact on your cell phone for AlertMarin with this phone number: [\(415\) 473-6376](tel:4154736376).
3. Then, set up "Emergency Bypass" for that Contact so that you get alerts even while on Do Not Disturb. Here's how: Go to that Contact. Click to "Edit" it, then go to "Ringtone" and click on it. At the top of the Ringtone screen, toggle the Emergency Bypass button to turn on.
4. Finally, when authorities say we are in a Red Flag condition, don't turn off your phone at night and don't turn off the ringer. (You can set it to Do Not Disturb if you did Step 3 above.)

Unlike Nixle, Twitter and other sources, AlertMarin will alert you only for the most urgent issues, namely official evacuation orders or shelter in place orders specific to your address.

— Ann Becker, Fire Safety Committee

Annual KWPOA Disclosures

As required by Davis-Stirling section of the California Civil Code, all KWPOA members will be receiving a package of annual disclosures regarding our Association later this month. If you have a "Consent to Receive Electronic Communications" form on file with us, you will receive your documents via email. If not, you will receive it via the US Postal Service.

Although no action is required on your part after receiving this package, we do encourage all members to review these documents in order to be informed of the Association's policies and procedures.

If you have not received your package by the end of November, or you have any questions or comments, please contact us at 415-721-7429 or info@kwpoa.com.

— KWPOA Board of Directors

Smoke Alarms Save Lives!

Did you know that the majority of home fires that have fatalities happen at night? Properly installed and maintained smoke alarms can wake you up, giving you and your family time to escape. All families should have a fire escape plan and practice it during the day and at night. Here are some helpful tips:

- Test your alarms once a month.
- Change the batteries twice a year when you change your clock.
- Never "borrow" batteries from the alarm.
- Replace smoke alarms after 10 years.
- Clean your smoke alarms with the wand from your vacuum. Spiders and webs can cause a faulty alarm.
- Never dismantle your alarm if it goes off when cooking. Simply move the location of the alarm so it is more functional.

Architectural Applications: November 2018

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.

THIS MONTH'S ARCHITECTURAL REVIEW MEETING: Tuesday, November 13, 2018

| Applicant | Property Address | Category/Project Description |
|---|------------------|------------------------------|
| New Applications for November | | |
| Mozaffarian | 651 Goodhill | C8 View Restoration |
| Perry | 46 Rock | C1 Minor Changes |
| Ryan | 111 Woodland | C2 Minor Addition |
| Schafer | 101 Idlewood | C2 Minor Addition |
| Applications Approved in October | | |
| Pollock | 160 Upland | C7 Changes to approved plans |
| Leon | 115 S Ridgewood | C2 Minor additions |
| Applications Continued in October - next meeting to be decided | | |
| Mozaffarian | 651 Goodhill | C5 Substantial Remodel |
| Open Enforcements | | |
| 67 Ridgecrest | | |
| 651 Goodhill | | |
| 7 Rancheria | | |
| Exempt and Administratively Approved Applications | | |
| Mallouh | 43 Evergreen | Window Replacement |
| Carbone | 4 Spring | Tree Removal |
| Akram | 109 Crown | Paint Color |
| Clifford | 125 Woodland | Tree Removal |

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, December 6, 2018 - 6:00PM
Location: 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of October 25, 2018 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- County Update
- Social Events Update
- Finalize Annual Meeting Agenda
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

Executive Session Agenda:

- Call to Order
- Approval of October 25, 2018 Minutes
- Litigation Report
- 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 |