



Kent Woodlands Journal

Newsletter # 192

October 2011

The monthly newsletter of the Kent Woodlands Property Owners Association

Important Community Events: Voice Your Concerns

Views & Trees Community Forum Monday, October 3rd, 7:00 pm Kent Middle School Library

If you were unable to attend the workshop last month, please join us for the second of two facilitated community discussions on issues related to views and trees in Kent Woodlands. Please note that this final workshop is not a continuation of the previous meeting, but rather an opportunity for new attendees who could not attend the first time around.

Roads Community Meeting Thursday, October 6th, 7:00 pm Kent Middle School Rooms 8-9

Join Kent Woodlands residents and County representatives to address the state of our roads. This is an opportunity to request that the County allocate the necessary funds to repave, not re-patch, our damaged roads without delay. Citizens have already assembled to press the County to repave Evergreen Drive. A petition can be found online at <http://www.ipetitions.com/petition/paveevergreen/> and all are urged to sign it prior to the meeting on October 6th.

Upcoming Social Events

Mark your calendars for two of Kent Woodlands' favorite traditions!



Halloween Parade: Monday, Oct. 31st at 5:00 pm. Parade starts at Woodland/Rancheria/Goodhill. See enclosed flyer for more details!



Holiday Celebration: Wednesday, December 7th at the Woodland Café. More details in the coming weeks!

Annual Meeting & Election

KWPOA's **2012 General Membership Meeting and Election** is scheduled for **January 18 at 7:00 pm** in Rooms 8/9 at Kent Middle School.

CALL FOR CANDIDATES: Are you interested in serving the community as a member of the KWPOA Board of Directors? Four of seven directorships are up for election this year, and the election committee is interested in receiving nominations from qualified candidates. Nominations are welcome by mail, email, or in person at a special Membership and Board meeting on October 27th. Nominations close October 31.

New Board Member

Please welcome Marie Lyons as our newest KWPOA board member! Marie fills the vacancy left by Mark Garwood's resignation. Since moving to the Woodlands several years ago with her husband Tom and four sons (Henry, Mac, Sam and George), Marie has been extremely active in community service, leading the parents' giving campaign last year for the Kentfield Schools Foundation (KIK), and this year serving as the Foundation's President. She hails originally from Denver, Colorado, and holds degrees from Duke and Johns Hopkins Universities. We are extremely fortunate to have someone of Marie's talents and energies to make our Kent Woodlands more of a community!

HALLOWEEN ROAD CLOSURE

In order to ensure the safety of the children participating in the annual Halloween Parade, **Woodland Road will be CLOSED** to traffic between Goodhill and North/South Ridgewood from 5:00 to 6:00 on Monday, October 31st. Residents will be able to enter or leave Kent Woodlands by using Goodhill to bypass the road closure. Thank you for your cooperation!

Sheriff's Report

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

Vacation Homes	12 homes
Vacation Checks Completed	100 checks
Extra Patrol Requests	2 requests
Alarm Activations	8 responses
Citizen Assists/Misc. Service	7 incidents
Theft Report (Jewelry Missing)	1 incident
Suspicious Circumstance	4 incidents
Assist Fire Dept./Medical Calls	6 incidents
Unwanted Subject	1 incident
Solicitor Complaint	1 incident
Noise Complaint (Loud Music)	1 incident
Animal Complaints	4 incidents

Vehicle Related Matters

Traffic Stops	4 stops
Traffic Citations Issued	2 citations
Assist CHP	1 incident
Parking Complaints	2 complaints
Parking Citations Issued	12 citations
Abandoned Vehicle Complaints	3 complaints
Abandoned Vehicle Tows	1 tow

Please obey parking laws and refrain from using cell phones, or more tickets may be issued!

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

Note: You may have heard about the recent burglary of a home on Phoenix Road. The four suspects were caught by Sheriff's deputies on Sir Francis Drake, and stolen items were recovered. These types of crimes are rare in Kent Woodlands, but residents should be alert, and report any suspicious activity to the Sheriff.

Pancakes, Anyone?

Kentfield Association of Firefighters will hold its annual Pancake Breakfast on **Sunday, October 9** from 6:30 - 11:30 a.m. at the Kentfield fire station. Families are welcome! Meet the firefighters, see the equipment and enjoy a firehouse style hot breakfast!

And further afield, also on **October 9th** from 9:00 to 1:00 pm, the **West Point Inn** on Mt. Tam will offer it's last Pancake Breakfast of the year atop the mountain. Visit www.westpointinn.com for more details.

Vegetation Impeding Visibility

The visibility on several roadways and intersections is currently impeded by overgrown shrubs and other vegetation. This causes a serious safety issue, and property owners are asked to take a look at portions of their property that front a roadway or intersection to ensure that vegetation is not obstructing the right of way, nor covering street signs. When vegetation encroaches the roadway, cars must move into the middle of the road in order to avoid it, creating a severe hazard on our many curves. Our CC&Rs and county ordinances require that planting within the right-of-way not obscure traffic sight distances.

We have also received a request from the local postal carrier to ask that owners trim vegetation near mailboxes, which must be visible and accessible at all times. Trimming should be completed so that your mailbox is fully visible and the carrier is not driving into bushes or branches at any time. Mailboxes surrounded by bushes, branches, or flowering vines/limbs cause many problems for letter carriers – pollens, allergies, bee stings, spider bites, etc.

Your attention to these issues would be greatly appreciated by all on our roads!

2014 Centennial Project

The "2014 Centennial Project" Kickoff Meeting will take place on Tuesday, October 4 at 7:30 pm at the Bacich Community Center. Spearheaded by such community leaders as Mary Jo Pettegrew and Bob Caine (Superintendent and Retired Superintendent, respectively, of the Kentfield School District), this groups hopes to plan a celebration around the 100th anniversary of the opening of Adeline E. Kent School. All Kentfield and Greenbrae residents are invited to participate!



ARCHITECTURAL APPLICATIONS

October 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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Continued Applications

Moran	21 N. Ridgewood	C2: Minor Addition - Pool Fountain, Barbeque Ring and Seating
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Applications Approved

Henn	200 S. Ridgewood	C1: Minor Change - Removal of (3) Trees
Miller	71 Ridgecrest	C2: Minor Addition - Deck Expansion
Park	27 Evergreen	C4: Significant Changes in Appearance - Remodel & Addition
Schafer	101 Idlewood	Re-painting of House with Same Color (Exempt)
Yahng	303 Evergreen	Re-surfacing of Existing Driveway (Exempt)
Ireland	14 Fern	Replacement of Existing Fence at Rear of Property (Exempt)
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)

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

Josh Rafner, President

jrafner@kwpoa.com

Kathy Goldsmith, Secretary

kgoldsmith@kwpoa.com

Jesse Gossett, Treasurer

jgossett@kwpoa.com

Betty Segars, AC Chair

bsegars@kwpoa.com

Tim Treadway, Director

ttreadway@kwpoa.com

Peter Brockman, Director

pbrockman@kwpoa.com

Jeanne Williams, Administration

jwilliams@kwpoa.com

Alison Schlosser, AC Coordinator

aschlosser@kwpoa.com

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, October 27, 2011

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

Election - Nominations for Board of Directors

- Election of Election Inspector(s)

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.

KWPOA Election Rule

Preamble

Effective July 1, 2006, for elections occurring on or after that date, the California Legislature has enacted legislation which will modify our current election procedures as provided for in the Kent woodlands Property Owners Association's current By-Laws. This new legislation (SB 61) (as amended by the California legislature on September 18, 2006) requires a homeowners association to adopt rules that meet specific standards. The purpose of the following rule is to achieve compliance with the new law while maintaining the general scheme of our current By-Laws.

Article I: Elections

The following rules shall apply to KWPOA elections held for any of the following reasons:

- Election of Directors
- Assessments (other than special individual assessments as defined under Article 4, Section 4 of the CC&Rs)
- Amendments to the CC&Rs or By-Laws

Article II: Candidacy for Board of Directors

The qualifications for candidates to serve on the KWPOA Board of Directors are:

- (i) Members in good standing with all Assessments current and whose Kent Woodlands property is subject to the CC&Rs
- (ii) Members who are not subject to any suspension of membership rights
- (iii) Only one Owner per Lot shall be eligible to serve on the Board at any time

The KWPOA Board will publish a copy of this rule in its October Newsletter each year preceding a Board Election to take place in January, thereafter. Candidates must submit a written statement of qualifications to the Board of Directors no later than October 31, each year. The Board of Directors will hold a special membership meeting in the month of October to allow nominations from the floor. The Board shall accept into nomination all individuals who meet the qualifications for candidates.

Article III: Election Procedures

The Board shall do the following:

- Set dates for the opening and closing of the Balloting Period; Ballots will state the date latest time when ballots may be received;
- Set the date and place for a vote count;
- Appoint as the Inspectors of Election three independent third parties who are members in good standing of the KWPOA and meets the definition of independent third party as specified in this article;
- Arrange for a double envelope secret ballot by mail which meets the requirements of the statute (add reference) as specified in Article IV;
- Provide Notice of the place and time of the ballot count, which place must be a public place in the proximity of Kent Woodlands;
- Assure that the counting process meets the requirements of Articles IV and V;
- Establish a procedure to allow for proxy voting; and,
- Store election ballots in a secure place for one year after the date of the vote count; in the event of a recount or other challenge to the election process, make ballots available, upon written request, to association members or their designated representatives; any recount will be conducted using the same counting procedure as for the original election, unless otherwise ordered by a court.

Independent Third Party. For the purposes of this section, an independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public. An independent third party may be a member of the association, but may not be a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services unless expressly authorized by rules of the Association.

Article IV: Ballot

Ballot Format and Delivery. Ballots and two preaddressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the closing of the balloting period. In order to preserve confidentiality, a voter may not be identified by

Kent Woodland Property Owners Association

name, address, or lot, parcel, or unit number on the ballot. The association shall use as a model those procedures used by California counties for ensuring confidentiality of voter absentee ballots, including all of the following:

- The ballot itself is not signed by the voter, but is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter prints and signs his or her name, address, and lot, or parcel, or unit number that entitles him or her to vote.
- The second envelope is addressed to the Inspectors of Election, who will be tallying the votes. The envelope may be mailed to a location specified by the inspectors of election. The member may request a receipt for delivery, if ballot delivered by hand to a place designated by inspectors.

The Count and Publication:

- All votes shall be counted and tabulated by the Inspectors of Election in public at a properly noticed open meeting of the Association members.
- Any candidate or other member of the association may witness the counting and tabulation of the votes. No person, including a member of the association, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.
- The results of the election shall be promptly reported to the board of directors of the association and shall be recorded in the minutes of the next meeting of the board of directors and shall be available for review by members of the association. Within 15 days of the election, the board shall publicize the results of the election in a KWPOA Newsletter directed to all members.
- The sealed ballots at all times shall be in the custody of the inspectors of election or at a location designated by the inspector or inspectors until after the tabulation of the vote, at which time custody shall be transferred to the association.

Article V: Inspectors of Election Duties.

Inspectors of election shall do all of the following:

- Determine the number of member households to vote and allow one vote per household;
- Determine the authenticity, validity, and effect of proxies;
- Receive ballots by use of a post office box exclusive to the election process and by hand delivery, if so determined;
- Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;
- Count and tabulate all votes;
- Determine the result of the election; and,
- Perform any acts as may be proper to conduct the election with fairness to all members in accordance with this section and all applicable rules of the association regarding the conduct of the election that are not to conflict with this section.

Article VI: Miscellaneous

- **Proxies.** All proxies issued for an election under this rule must contain the procedures for use in casting votes by secret ballot as a proxy holder. Such procedure must be separate from the ballot. Any KWPOA member in good standing may appoint another KWPOA member in good standing as proxy holder to vote by secret ballot in conformance with procedures set forth and issued with the proxy and in conformance with Article IV, Section 5 of the KWPOA By-Laws.
- **Equal Access.** The Board, at its discretion may make the KWPOA Newsletter, KWPOA website, or other venue available for campaign purposes, so long as that methodology is available to all candidates, members advocating a point of view in the case of Amendments, assessments, etc., and is not edited or redacted by the KWPOA but subject to such limitations on length as the Board may establish.

This Rule shall apply to all KWPOA membership elections henceforth to the extent it is consistent with the provisions of 1363.03 of the California Civil Code (CCC). In the event that this Rule is inconsistent with the KWPOA By-Laws, this Rule shall apply to the extent it is consistent with the provisions of 1363.03 of the CCC.

KENT WOODLANDS

Halloween Parade

Monday, October 31st
5:00 p.m.
Woodland Road



Meet at the intersection of Woodland and Rancheria!

Don your costumes and join your neighbors for the annual Kent Woodlands Halloween Parade. Gather just past the intersection of Woodland Road and Rancheria/Goodhill, where the parade will begin at 5:00 p.m. sharp. Follow the fire engines up a candy-laden street to the Hake/Colladay family home at 221 Woodland, where pizza and drinks will be served.

SEE YOU OCTOBER 31st!

Woodland Road will be CLOSED
between Rancheria/Goodhill and
North/South Ridgewood from
5:00 to 6:00 pm

If you're interested in manning a candy stop along Woodland Road or assisting with traffic control, please contact Jeanne Williams at 721-7429 or jwilliams@kwpoa.com.

Solle, Peter & Judy
311 Evergreen Drive
thesolles@comcast.net

Home: 461-2877
Cell: 359-6606

Ullakko, Jim & Robin
233 So. Ridgewood Road
robin@ullakko.com

Home: 461-7721
Cell: 298-6939

Wardell-Smith, Sara
211 So. Ridgewood Road

Home: 464-1063
Cell: 308-9949

kent woodlands neighborhood directory

SUPPLEMENT

October 2011

Baldwin, Michael & Sylvia Home: 461-3960
104 Goodhill Road
farmgirl74@gmail.com
mobonds@comcast.com

Bowman, Susan Cell: 710-0208
91 Rancheria Road
susan.bowman@pacunion.com

Calvani, Sarah & Terry Home: 461-0726
Douglas, Elizabeth Cell: 202-378-3004
237 Evergreen Drive
shcalvani@gmail.com

Campodonico, James & Loundagin, Guy Home: 461-5202
450 Woodland Road
jcampodoni@aol.com
loundagin@aol.com

Corey, David & Lara Home: 295-7360
Mia, Teagan Cell: 515-6378
320 Woodland Road
laracorey@gmail.com
david.corey@gmail.com

Daru, Jennifer & Laudenschach, Jon Home: 785-8528
11 Fern Way
j_daru@yahoo.com
jon_laudenschach@yahoo.com

Fletcher, Debra & Steve Home: 464-9224
5 Rancheria Road
debrafletch@yahoo.com

Goff, Jonathan & Kirsten Cell: 300-7192
Graham
233 Evergreen Drive
kplehn@aol.com

Holdstein, Susan & Russ
2 Buckeye Way
susan@holdstein.com

Keefe, Ken & Kerry Home: 925-9060
648 Goodhill Road
krkeefe@comcast.net

LeComte, Pierre & Susan Cell: 265-5831
95 Westwood Drive
pierre_lecomte@yahoo.com

Lowe, Matt & Cara Home: 461-6976
Maddie, Carly Cell: 328-2622 (Cara)
210 Goodhill Road
clowe@steinlubin.com
matt.lowe8838@gmail.com

Praetzel, Robert & Nancy Home: 461-2857
405 Crown Road
npraetzel@aol.com

Smock, Jeff & Jamie Home: 295-7482
Jenna, Jenson Cell: 404-519-6080 (Jeff)
30 Rancheria Road Cell: 404-661-8602 (Jamie)
jeffdsmock@gmail.com
smockjd@gmail.com
