



# Kent Woodlands Journal

Newsletter #275

September 2018

The monthly newsletter of the Kent Woodlands Property Owners Association

## Special Note from the Vice President

At the behest of president Freeman, this note highlights our KWPOA election rules as found on our web site and to be distributed next month. As I am retiring from the board after more than a decade, there is now a chance for one of you to join it. Anne Barr and Ann Becker, both incumbents, are also up for re-election in January.

The current board is looking for an individual who loves our community; who respects and understands the CC&Rs governing our neighborhood; who can work congenially with others on a board; and, importantly, who has the time to regularly attend board meetings and hearings. A proposed candidate must be a member in good standing, as well.

It has been my privilege to serve you on the KWPOA board, first as board secretary and social committee chair, long ago, and, subsequently, as president. Currently I am vice-president under Bitsa. Every board has its ongoing issues and challenges, and our Association board is never without them. In my decade, most were minor, while some, frankly, were significant. Over the years, I have worked with five Architectural Coordinators, two office secretaries, three AC chairs, and 19 various board members. I started out in one tiny office in Kent School, and then relocated our office twice, including a stint of meetings in the Kentfield Fire Station between moves. I have made treasured friendships during my tenure, and learned a great deal about the how and why of our CC&Rs, the rules allowing all of us to enjoy and preserve the beauty and value of Kent Woodlands. We are indeed fortunate to be residents of a very, very special place in Marin County...

In summary, I have taken my KWPOA board job with great seriousness and pride, but am happy to say, I leave you all with a competent and fair board, and a strong, fair, dedicated, and absolutely stellar Architectural Committee. NOW — it would be wonderful for one of you reading this to be inspired to step up to the plate! If you are the right person, you will never regret being on this board and serving your community, as I have had the honor of doing.

Sincerely and best wishes to ALL,

Kathy Goldsmith, Director, KWPOA Board

## REMINDER !

### ***Food Truck Social Event Sunday, Sept. 16***



The KWPOA is pleased to remind everyone about the Kent Woodlands **Food Truck Event** on **Sunday, September 16th from 5:30-7:30 p.m.**, now to be held in the Acorn Parking Lot on Woodland Road at College Avenue. Perfect for families! The Sheriff will be present and will provide barricades to enclose the event. We'll have 2-3 food trucks, a face-painter, a toilet, and plenty of tables and chairs. The food trucks accept credit cards. Mark your calendars and tell your neighbors! As a result of this event there will be **NO PARKING in the Acorn Lot on Saturday 9/15 and Sunday 9/16**. For more information, please contact KWPOA Board Member Jeff Leh at [jleh@kwpoa.com](mailto:jleh@kwpoa.com).

# Sheriff's Report

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

Alarm Activations	23 Activations
Vacation Homes	16 Homes
Vacation Checks Completed	102 Checks
Extra-patrol Request completed	34 Checks
Welfare Checks	2 Incidents
Citizen Assist	7 Incidents
Civil Advice	5 Incidents
AOA Fire	2 Incidents
Assist Outside Agency	3 Incidents
Verbal Disturbance	0 Incidents
Noise Complaints	2 Complaints
Warrant Arrest	0 Arrest
Thefts	2 Incident
Vandalism	0 Incidents
Traffic Stops	9 Stops
Parking Complaints	4 Complaint
Suspicious Vehicles/Persons	7 Incidents
Traffic Accidents	0 Accidents

— Deputy Scott Anderson

## IMPORTANT:

### YOUR ACTION IS REQUIRED

In this issue, you will find an insert titled "Request for Annual Notice of Address, Representative and Rental Status." Per the California Civil Code, every homeowner is required to provide us annual updates regarding their mailing address, alternative address, authorized representatives, and rental status of their property.

**Please fill out and return this form to us within 30 days.**

- **Mail to:**  
KWPOA, PO Box 404, Kentfield, 94914
- **Email to:**  
[info@kwpoa.com](mailto:info@kwpoa.com)
- **Fax to:**  
415-532-1487

**Thank you!**



## SAVE THE DATE!

Mark your calendars now for the annual  
**Kent Woodlands Halloween Parade**  
**Monday, October 31st at 5:00pm**

Ghosts and goblins of all shapes and sizes will show off their costumes as they trick-or-treat along Woodland Road. More info to follow!

*Interested in hosting a treat table along the parade route?  
Let us know at [info@kwpoa.com](mailto:info@kwpoa.com)!*

## **Architectural Applications: August 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, Sept. 11, 2018**

<b>Applicant</b>	<b>Property Address</b>	<b>Category/Project Description</b>
<b>New Applications for September</b>		
Stanek	21 Turnagain	C2 Minor Additions
Fair	234 Evergreen	C1 Minor Changes
Leon	115 S Ridgewood	C2 Minor additions
Cummings	310 Goodhill	C1 Minor Changes
Springfield	90 Upland	C4 Significant Changes in Appearance
<b>Continued Applications to be considered in September</b>		
Mozaffarian	651 Goodhill	C5 Substantial Remodel
<b>Applications Approved in August</b>		
Eiseman	12 Madrone	C2 Minor Additions
<b>Applications Continued in August - next meeting to be decided</b>		
Pollock	160 Upland	C7 Changes to approved plans
<b>Open Enforcements</b>		
67 Ridgecrest		
651 Goodhill		
7 Rancheria		
<b>Exempt and Administratively Approved Applications</b>		
50 Rancheria	Courderc	Tree Removal
423 Woodland	Evergettis	Tree Removal
237 S Ridgewood	Bloom	Tree Removal
115 Evergreen	Tiernan	Tree Removal
615 Goodhill	Saris	Tree Removal
22 Spring	Evans	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 2<sup>nd</sup> and/or 4<sup>th</sup> 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 21<sup>st</sup> of the preceding month (or the Friday prior if the 21<sup>st</sup> 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](mailto: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, Sept. 27, 2018 - 6:00PM  
**Location:** 1010 Sir Francis Drake Blvd. #200

- Call to Order
- Public Comment
- Approval of August 23 Meeting Minutes
- AC Report and Ratifications
- Fire Safety Report and Related Votes
- Officer Reports
- 2019 Budget Discussion and Vote to Approve
- County Update
- Social Events Update
- Administrator's Report
- Next Regular Board Meeting Agenda
- Adjourn and Reconvene in Executive Session

### **Executive Session Agenda:**

- Call to Order
- Approval of August 23 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](http://www.kwpoa.com)  
**Email:** [info@kwpoa.com](mailto:info@kwpoa.com)

## *Board Members and Staff*

Bitsa Freeman, President	<a href="mailto:bfreeman@kwpoa.com">bfreeman@kwpoa.com</a>
Kathy Goldsmith, Vice President	<a href="mailto:kgoldsmith@kwpoa.com">kgoldsmith@kwpoa.com</a>
Ann Becker, Secretary	<a href="mailto:abecker@kwpoa.com">abecker@kwpoa.com</a>
Steve Gray, Treasurer	<a href="mailto:sgray@kwpoa.com">sgray@kwpoa.com</a>
Anne Barr, Director/Arch. Comm.	<a href="mailto:abarr@kwpoa.com">abarr@kwpoa.com</a>
Jeff Leh, Director	<a href="mailto:jleh@kwpoa.com">jleh@kwpoa.com</a>
Mimi Willard, Director	<a href="mailto:mwillard@kwpoa.com">mwillard@kwpoa.com</a>
Jeanne Williams, Administrator	<a href="mailto:jwilliams@kwpoa.com">jwilliams@kwpoa.com</a>
Michael Barber, AC Coordinator	<a href="mailto:mbarber@kwpoa.com">mbarber@kwpoa.com</a>

# KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

## Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. If the requested information is not provided, the property address of the Owner's separate interest will be used for notices.

### 1. The address or addresses to which notices from the Association are to be delivered.

### 2. An alternate or secondary address to which notices from the Association are to be delivered.

### 3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest.

### 4. Is the separate interest --

- Owner-occupied?       Rented out?       Developed, but vacant?  
 Undeveloped?

### 5. Member Name

### Property Address

### 6. Return form to:

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION  
PO BOX 404  
KENTFIELD CA 94901

EMAIL: INFO@KWPOA.COM  
FAX: 415-532-1487