



# Kent Woodlands Journal

Newsletter #316

March 2022

The monthly newsletter of the Kent Woodlands Property Owners Association

## President's Note

### Building Community by Getting to Know Our Neighbors: Natasha Altman, New Board Member

Our newest KWPOA Board member, Natasha Altman, is an Attorney/Real Estate Developer, who moved to Kent Woodlands in 2021 with her husband Erik Altman, and their two young sons, Julien (age 3) and Leo (age 2).

Natasha was born in Marin County but during her early childhood and teen years, she lived in London. Her father is a Real Estate Developer; the family moved frequently to follow his projects. She grew up speaking Farsi with her father, French with her mother who is from Switzerland, and English.

Natasha returned to the United States to attend college at Tufts University in the Boston MA suburbs, then transferred to UC Davis. She majored in Political Science and Spanish and planned to have a career related to language, perhaps as a Translator. Following college, Natasha attended law school, graduating from UC Hastings College of the Law in 2008. Her first job after law school was with a construction defect litigation firm, where she learned all the ways a construction project can go wrong. For three years, she was immersed in "the ins and outs of construction." In retrospect, she says, it was excellent training in how to run a development project as smoothly as possible.

When her father suggested that she join the family real estate development business and start doing projects in San Francisco, she took him up on the offer. While visiting her in San Francisco in 2010, her father helped her acquire her first project—a large, dilapidated Victorian in the Pacific Heights neighborhood. She spent almost two years bringing that Victorian back to life and after selling it, she was hooked. She knew she had found her passion.



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## Proposed Revisions to Design Review Fee Schedule

Last month, KWPOA contacted every member by mail or email (if you have agreed to receive communications electronically) advising that the Board of Directors is considering changes to the Design Review Fee Schedule and would like your input. **If you have misplaced or did not receive this notice, please contact us ASAP at [info@kwpoa.com](mailto:info@kwpoa.com) or 415-721-7429.** The deadline for submitting comments is March 22, 2022. At the March 24, 2022 Board Meeting, the Board will consider any comments received and vote on whether to adopt the proposed changes.

## *President's Note: Natasha Altman (Continued)*

For the past twelve years, Natasha has continued developing real estate in San Francisco alongside her business partner, who is a General Contractor. This has included multiple single-family homes, a 15-unit condo building in the Mission, and eight town homes in Potrero Hill, among others. She usually works on 3-4 projects at a time and also does the interior design for each of the homes (a passion that grew out of watching the designers that worked on some of her earlier developments). Because she is also a Broker with Sotheby's, she is also able to buy and sell her properties. As a new Kentfield resident, she's now considering the possibility of developing property in Marin County, where she sees a tremendous amount of opportunity.

When asked why she joined the KWPOA Board, Natasha said she wanted to get to know and get closer to the Kent Woodlands community, and also to have a positive impact on our neighborhood. As a parent of pre-K children, she can also bring that much-needed perspective. Board member Bitsa Freeman says "It's so helpful to have an attorney on the Board who understands real estate development, construction, and County and State building codes. It definitely helps us better serve our members."

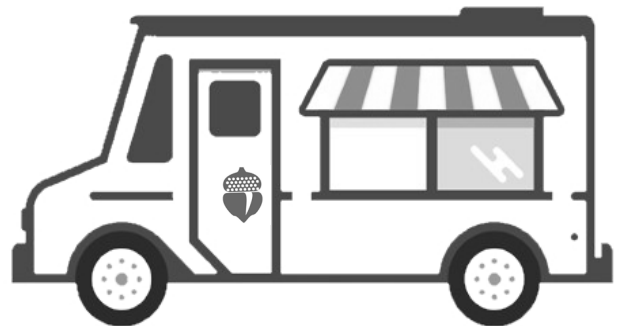
Natasha's husband, Erik, is Founder and Chief Creative Officer of Zoetic Digital, a special projects team that "produces and curates captivating experiences of light and motion at scale." As the company's website says: "From large-format digital walls and their content to massive LED sculptures, our focus is to increase visibility and elevate brand stories using art and technology."

What brought Natasha and Erik to Kent Woodlands? Erik is a "hard-core Marinite" who wanted to return to Marin County to raise their family. He grew up in San Anselmo and graduated from Redwood High School. While Natasha was initially hesitant to leave San Francisco, she fell in love with Kent Woodlands almost instantly when they were house-hunting. "It feels so magical," she says, "and I love the sense of community, where everyone is looking out for one another. I can't think of a better place to raise our two boys."

— Ann Peckenpugh Becker, President

*The "President's Note" is intended to build community by spotlighting local residents. It is not an endorsement by the Association of any commercial product or service. If you know of a Kent Woodlands resident who would be a good subject of a "President's Note," send an email to [info@kwpoa.com](mailto:info@kwpoa.com).*

**SAVE THE  
DATE!**



## **KWPOA Food Truck Social Event**

***Sunday, May 15 from 5:30-7:30 p.m. in the parking lot at the bottom of Woodland Road. Mark your calendars and tell your neighbors. Family-friendly, all residents welcome!***

## Architectural Applications: March 2022

**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 IS March 15th***

**Important Notice:** Due to the ongoing Covid-19 situation, AC meetings will be held via video- or teleconference until further notice. Please email [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com) for participation instructions. As this situation continues, it may be necessary to reschedule or change the format of AC meetings. Please consult the KWPOA event calendar at [kwpoa.com](http://kwpoa.com) for any meeting changes.

Applicant	Property Address	Category/Project Description
<b>New Applications for March</b>		
Kashian	515 Woodland	C-3 Preliminary Review
<b>Applications Approved in February</b>		
Altman	33 Evergreen	C-4 Significant Change in Appearance
Davenport	401 Crown	C-5 Substantial Remodel
Mathieson	11 Evergreen	C-4 Significant Change in Appearance
<b>Open Enforcements</b>		
14 Madrone (enforcement on hold)		
421 Crown (enforcement on hold)		
<b>Exempt and Administratively Approved Applications</b>		
Gardener	315 Crown	Fence

**ARCHITECTURAL COMMITTEE MEMBERS:** Ann Peckenpaugh Becker (Acting Chair and Board Representative), Bruce Raabe, Cori Snyder Schuman, Julie Johnson, Tom Nicholson

**AC COORDINATOR:** Michael Barber ([mbarber@kwpoa.com](mailto:mbarber@kwpoa.com))

**MEETINGS:** Held monthly via teleconference. 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 via email at [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

Thurs. March 24, 2022 - 6:00PM via videoconference.  
Contact [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com) for log-in information.

### AGENDA:

- Call to Order
- Public Comment
- Approval of February 24, 2022 Meeting Minutes
- AC Report and Ratifications
- Fire Safety & Hazard Mitigation Report
- Proposed Revised Design Review Fee Schedule: Discussion and Related Votes
- Possible addition of "Lighter Earth Tones" to the Color Board: Discussion and Related Votes
- Project Homekey Update
- Complaint Process and Related Votes
- Entrance Beautification
- Officer Reports
- 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 February 24, 2022 Executive Minutes
- Enforcements and Legal Matters
- Personnel
- Adjournment

*(Preliminary agenda. Final agenda posted 4 days prior to meeting.)*

## KWPOA Contact Information

Mailing address: PO Box 404, Kentfield 94914

Office address: 1010 Sir Francis Drake Blvd. #200  
Kentfield, CA 94904

Office Hours: By Appointment

Phone: 415-721-7429

Web Site: [www.kwpoa.com](http://www.kwpoa.com)

Email: [info@kwpoa.com](mailto:info@kwpoa.com)

## Board Members and Staff

Ann Becker, President/AC Rep [abecker@kwpoa.com](mailto:abecker@kwpoa.com)

Bitsa Freeman, Vice President [bfreeman@kwpoa.com](mailto:bfreeman@kwpoa.com)

Sara Wardell-Smith, Treasurer [swardellsmith@kwpoa.com](mailto:swardellsmith@kwpoa.com)

Noah Hagey, Director [nhagey@kwpoa.com](mailto:nhagey@kwpoa.com)

Jeff Leh, Director [jleh@kwpoa.com](mailto:jleh@kwpoa.com)

Natasha Altman, Director [naltman@kwpoa.com](mailto:naltman@kwpoa.com)

Jeanne Williams, Administrator [jwilliams@kwpoa.com](mailto:jwilliams@kwpoa.com)

Michael Barber, AC Coordinator [mbarber@kwpoa.com](mailto:mbarber@kwpoa.com)