

# Neighbor to Neighbor

APRIL - JUNE 2021

## ***Board of Directors***

*Vince Lattanzio, President*

*Darrick Chase, Vice-President*

*Mark Montobbio, Director*

*Cheryl Furst, Director*

*Mercy Angelopulos, Director*

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[www.bmkcsd.us](http://www.bmkcsd.us)



## **2021 Flushing Schedule**

June 28-30

July 12-15

July 26-28

August 9-12

August 23-26

**\*\* The flushing schedule is subject to change due to weather conditions\*\***  
VHF Channel 16 is monitored during flushing events. **FLUSHING DO NOT ENTER** signs are placed on both creek and lagoon docks during the event, if you have questions please call the District office 883-4222.

## **North Lagoon Dredge UPDATE**

The North Lagoon Dredging Project has been put on hold for 2021 and we look forward to the work commencing during the 2022 dredge season. There have been a few regulatory challenges we have been working through and the duration to secure the required environmental permits has taken longer than anticipated. To ensure all required permits are in hand and to avoid contractor delays which may be costly to the District it is a sound approach to delay until next year. We are working with the contractor to maintain their current unit costs for the project which will benefit the District and allow us to remove more material while maintaining the current contracted unit costs. There are no known navigational issues that will arise in the North Lagoon between now and next year's dredge season.

As more updates are realized we will share those at the regularly schedule Board of Directors meetings held the third Thursday of every month at 7:30pm, and as warranted to the community at large via the Neighbor-to-Neighbor and the BMKCS D website.



## **Lagoon Water Quality**

The North and South Lagoons are experiencing an increase in phytoplankton growth (non harmful) coupled with high salinity levels due to the dry winter. This is a normal occurrence in Northern California especially in August/September. This combination coupled with the recent temperature fluctuations result in a brown to red color in certain parts of the Lagoons. There are some species that are beneficial and supporting marine life. Due to regulatory restrictions, we are limited to organic approaches when managing the volume of vegetation. Out competing the algae's food source and minimizing nutrient loading are two solutions to eliminating continuous algae blooms throughout the summer. Additional circulation events are underway to cycle out the water for improved clarity.

The following is a list of items you can do to assist with the vegetation management.

- Eliminate the use of lawn fertilizers and pesticides
- Remove any vegetation growing over or into the lagoons
- Put lawn clippings and green waste in green cans
- Don't feed the waterfowl
- Do not overwater lawns as run off goes directly into the lagoon or into the storm drains which are connected directly to the lagoons

## Waterway Use Reminder

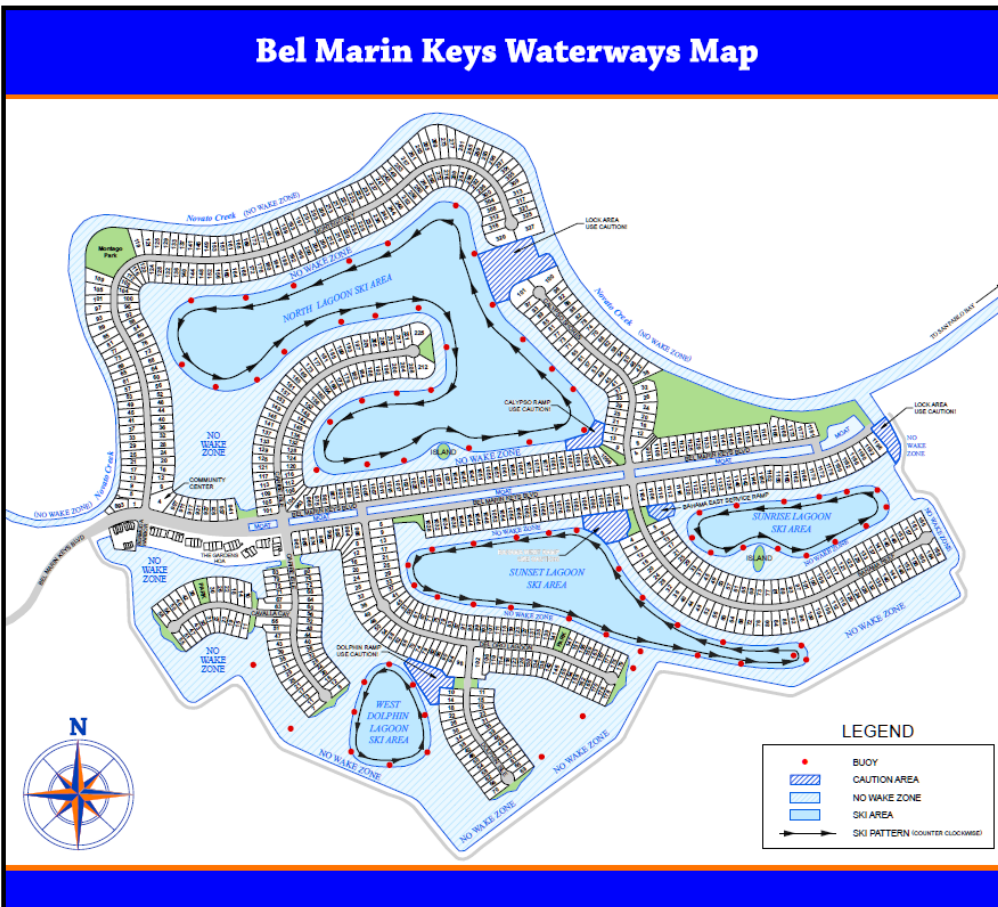
There a few month left in this boating season and want to remind all residents of the rules and regulations that have been set up to protect the safety of all waterway users and minimize the damage and liability to residents and District property. This summer the District office has been receiving constant calls with regards to boaters not following the **NO WAKE** zones, as well as, not following the ski patterns. Here is a list of this to remember while using the ramps, locks and the waterways while you continue to enjoy the waterway and still be a good neighbor. Full size maps available at the District office.

### **BMK Boat Ramp and dock:**

- Boat launching area are for the use of BMK residents with access key **ONLY**. Residents who loan keys to anyone are responsible for that guest's violations and damages.
- No swimming from boat dock or ramp (People/ Dogs)
- No loitering, music, sunbathing, remote control boats, jumping bikes (yes, this has happened)
- No dumping trash or picnicking
- Boat launching requires keyed access - Includes but is not limited to stand up paddle boarders/ kayaks/ small boat/ sailboats/ submarines/ paddle boats.
- No parking boats, dock debris, tubes at CSD docks/ Boat Ramps
- BMK Service Dock should be used for the removal of dock and lift debris on the South Lagoon

### **Water and Boating Safety Regulations General:**

- Ski boat direction **MUST** follow a counter clockwise direction specified on the BMK water safety map
- **NO WAKE** areas are marked by signage and buoys - This means no visible wake from your boat (<5mph)
- **NO** deviation from ski boat course pattern - aka: speeding going in circles, speeding to pick up downed skiers, zig-zagging course and going outside of buoys to create larger wakes.
- **NO** weighting of boats to create larger wakes (boat inability to plane at speed) - Boats creating abnormally large wakes or damaging docks will receive a warning letter. Reminder boaters are financially responsible for dock damages caused by their boats wake.
- **NO** ski boats larger than 22 ft pulling tubes or skiers on all lagoon where skiing is allowed
- Boaters are responsible for display of red safety flag for downed skiers or tubers
- Boaters responsible for personal floatation devices as required by US Coast Guard



- Swimmers are required to wear red caps or have visible personal floatation devices and stay within the no wake buoys.
- BMK Islands are protected wildlife habitat and no landing of any kind is permitted on the islands.
- No buoys are to be moved in any of the waterways or used as anchors for vessels, kayaks etc..
- No unauthorized buoys shall be placed in the waterways
- Floating tubes or trampolines may not extend past the water easement for every parcel or create a navigational hazard.

### **BMK Navigational Lock:**

- BMK Locks are for boat access only - no other activities or trespassing are permitted at the BMK Locks
- Residents are required to follow all regulations regarding Lock access and usage.

### **BMK Parks and Open Space:**

- BMK parks and open spaces prohibit fishing, boating and swimming.

## Montego Multi-Court and Bocce Court Rules

Reminder to all users the court are first come first serve basis, PLEASE be mindful of other resident wishing to use the courts and limit your use as stated by the court rules to allow them to use the courts. We do not supply playing equipment so you will need to supply your own.

### Montego Park Multi-Sport Court Rules

- Use of courts is at your own risk
- No food, glass, alcohol or smoking of any kind
- No dogs or pets allowed on courts at any time
- No bicycles, skateboards, roller blades, or scooters
- Proper footwear and attire required at all times
- Children under the age of 14 must be accompanied by an adult
- Court is for use of residents and their invited guests only, resident must be present
- If two or more people are waiting, please limit play to one hour
- Please consolidate pickleball matches to one side of the court when requested to allow basketball use
- Courts are open from 9AM—Dusk
- No amplified music or foul language allowed
- No professional lessons
- No loitering or trespassing



Per BMKCSO Ordinance

## Montego Park Upgrades

The park has gotten a little facelift with the addition of two oak trees and two benches donated by residents. We have included a decomposed granite surface surrounding the bocce court and upgraded the drinking fountain, as well, as added some planting along the neighboring fence to west of the park. The next phase which is slated for fiscal 2022/2023 will be the turf area irrigation and additional planting. In 2021/2022 fiscal year we are doing some vegetational removal and trimming along the east side of the park.



## Pacific Gas and Electric Transmission Tower Painting Fall 2021



Pacific Gas and Electric will be painting the transmission towers on the center moats along Bel Marin Keys Boulevard late summer early fall. Work will take roughly 18 days to complete. There will be some traffic impacts as they will need to stage and access the site from the street. Once we have a start date for the project we will add a notice to the marquee and the website.

## COMMUNITY GARAGE SALE JULY 10th and 11th 9-3pm



This years community garage sale is schedule for the July 10th and 11th from 9-3pm. If you would like to participate no need to sign up with the office, as you hold the event at your residence. As a reminder please make sure the sidewalks are clear

to allow patrons access.

## District Managers Report

We will continue to address tree work throughout the District as some trees and palms have structural issues while others only need a substantial pruning.

Please ensure any water inflatable's are properly secured to your dock and are within your docking easement. They are not to be anchored outside said easement where they can become a navigational hazard. If they do become an navigation issue they will be promptly removed.

Financials: Available funds as of 5/30/2021

- Measure A \$91,409
- Operating checking \$27,666
- Operating savings \$798,019
- Measure D checking \$37,902
- Measure D savings \$288,874
- Investments \$656,817

### Reminders:

- If you are using a landscape service please remind them not to blow any debris or grass clippings directly into the storm drains or into the lagoons.
- Sidewalks are the responsibility of the property owners and should be addresses to eliminate tripping hazards and allow for unimpeded pedestrian traffic with no overgrown vegetation.
- Do NOT feed the waterfowl. While many people enjoy feeding the waterfowl, the effects of this seemingly generous act can be harmful. Regular feeding can cause poor nutrition; unnatural behavior, delay migration, pollution I the waterways, and could potentially spread diseases. If you care about waterfowl, please stop feeding them and allow them to go back to their natural habits.
- Please pick up after your pets. The District provides 18 dog waste stations with disposable bags and trash cans.
- Please do not park your boat trailers or vehicles in front of any boat ramp, park or open spaces longer than 72 hours.

Have a Happy and Safe Fourth!



*In Memory of...  
Angele Khachadour*

## Women's Club 2021 Scholarship Recipient: Michael O'Leary

We have a winner...Micheal O'Leary. After the Scholarship Committee reviewed the applicants, they voted Micheal as the lucky student to receive a \$2,000 Scholarship from the Bel Marin Keys Women's Club. Micheal graduated from Novato High with Honors and was on the Rugby team. He will be attending the University of San Diego starting in the Fall. A BIG thanks to the Scholarship Committee: Chairwoman-Madelon Montobbio; Members: Mary Ann Dowden, Verna Eisen and Cindy Landi for volunteering to judge the Scholarship contest.

CONGRATULATIONS AND BEST OF LUCK  
MICHEAL!



**BEL MARIN GARDENS**  
LIC# 216803899

**BMK  
RESIDENTIAL  
CARE FACILITY  
FOR ELDERLY**

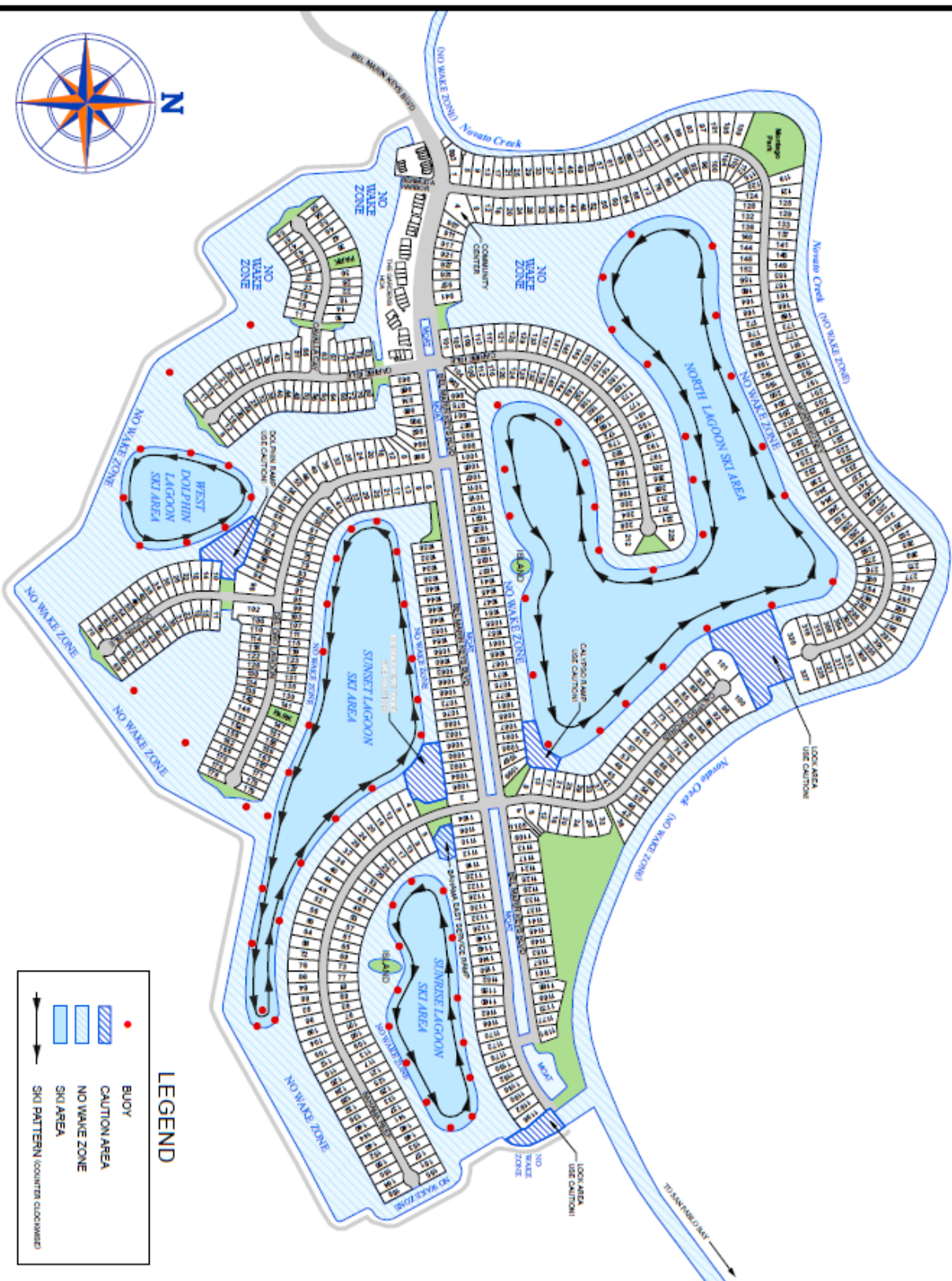
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# Bel Marin Keys Waterways Map



**LEGEND**

- BUOY
- ▨ CAUTION AREA
- ▨ NO WAKE ZONE
- ▨ SKI AREA
- SNO PATTERN (COUNTER CLOCKWISE)



# Community Calendar 2021

## July

July 4: YC Boat Parade Both lagoon 11am  
July 5: CSD OFFICE CLOSED  
July 10 & 11: Community Garage Sale 9-3pm  
July 15: CSD Board Meeting 7:30pm

## August

Aug 19: CSD Board Meeting 7:30pm

## September

Sept 6: CSD OFFICE CLOSED  
Sept 16: CSD Board Meeting 7:30pm

## October

Oct 21: CSD Board Meeting 7:30pm

**Neighbor to Neighbor**

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