

Board of Directors

Vince Lattanzio, President

Steve Nash, Vice-President

Cheryl Furst, Director

Mercy Angelopoulos Director

Chris Fehring, Director



Neighbor-to-Neighbor

SECOND QUARTER - 2023

www.bmkcsd.us

Stay Connected This Summer

www.bmkcsd.us

The BMKCSD website is the best way to stay informed as to Club Committee activity, as well as the day-to-day operations of our Special District. On your website, you can:

- Stay current with Engineering and Dredge Activity
- Sign up for email notifications
- Stay current with community events
- Learn about the Men's, Women's, and Yacht clubs
- Enjoy the community gallery
- Stay informed about the upcoming agenda
- Find Documents, Reports, Maps, and CSD Forms
- Report Lost & Found items that wind up on your dock

CSD STAFF

Michael Gadoua
District Manager

Brian Clark
Waterways & Maintenance

CSD OFFICE HOURS

Monday - Friday
9am to 5pm
Office: 415.883.4222
admin@bmkcsd.us

Upcoming Events

Contributing and
Editorial N2N Staff

July 4: Sail-A-Bratton
August 1: National Night Out
September 23: Concert In The Keys



Board Members
CSD Staff
BMK Residents

Next Publication:
September 2023



BMK Community Heroes

We would like to recognize some outstanding members of our community who go Above and Beyond to make Bel Marin Keys a very special district.

Mac Vogelei: Mac is one of a kind! He is always willing to help with anything the community needs. We are so lucky to have him and Diane back in the community. He has helped with the old work boat as well as the new pontoon boat. He is always willing to lend a helping hand when asked. Mac is a real Super Hero!

Dan Retz: Dan has been super helpful in donating his time and knowledge as an engineer to help keep the board and the community on track. He served to fill out Mark Montobbio's seat on the board. He now serves on the engineering committee to help review and educate the board on Engineering Issues.

Terry Friesen: Terry has great knowledge as a marine engineer and also serves on the engineering committee. We are so lucky to have him in our neighborhood.

Glen Alberigi: This is a guy who can't do one thing well— he has to do more. He doesn't just walk the Boulevard almost daily, but he picks up trash while he's walking. Residents like Glen are a treasure.

Yvonne Young: When Yvonne first got wind of the battery storage location on the wetland area in our neighborhood, she organized education efforts to stop the battery storage on conservation land that would negatively impact our community and our environment.

Madeline Thomas: Madeline served as a resident to make Montego Park a reality in the 1960's. She also served as a CSD District Manager and was instrumental in refinancing our bonds. She is in her 90s now and is still serving the community by gathering historical information for community outreach. Madeline is our treasured longest serving Community Hero.

Sue Lattanzio: She is amazing and protects the community daily. She is also founder of the non profit "Friends of Novato Creek". She has served as a member of the Hamilton Closure, forcing better cleanup of the former base, placed signage at Pacheco pond and all creeks leading to the bay local flood control district, headed coastal cleanup annually etc. Another outstanding member of our community.



Stop in and say “hello!”

Our welcoming committee is eager to meet and greet all of the new residents moving into the BMK community.

Please reach out and say “hello” and direct your new neighbors to our website (www.bmkcsd.us) and our **Welcome to the Keys** committee.

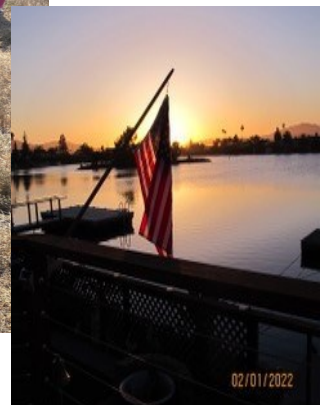


The committee is chaired by Board Director, Mercy Angelopulos, and you can find her contact information on our website and/or make contact via email - mangelopulos@bmkcsd.us.



Community Gallery

Take a peek at photos from in and around BMK; courtesy of Alycia Matz, Lillian McCarthy, Linda Tong, and Lishka Arata.



Bel Marin Keys Community Service District Your Local Government

By *Vince Lattanzio*, Board President



Who We Are

The Bel Marin Keys Community Service District (BMK CSD), is a local government agency of the State of California. The BMK CSD is governed by an elected board of 5 directors (residents of the community) who make decisions and provide for the administration of services on behalf of the community. The CSD Board is elected for 4-year terms by the community and directors volunteer their time and energy to make BMK a great place to live. The Bel Marin Keys community has approximately 2200 residents and over 702 homes.

BMK CSD Board of Directors

Vince Lattanzio, President, vlattanzio@bmkcsc.us

Steve Nash, Vice President, snash@bmkcsc.us

Cheryl Furst, Director, cfurst@bmkcsc.us

Mercy Angelopulos, Director, mangelopulos@bmkcsc.us

Chris Fehring, Director, cfehring@bmkcsc.us

What We Do

The CSD Board hires staff, consultants, contractors and engineers to maintain and improve our Community property. The BMK CSD provides the administration of services, maintenance and management of the following community infrastructure; street lighting, 37 land parcels, 8 neighborhood parks, 6 open spaces, 2 islands, 3 boat ramps, 1 Community Center (4 Montego Key), 200 surface acres of water in two lagoons, two 50 ft. navigational locks, 28 acre site Dredge Material Management Site (DMMS) across from Pacheco Pond), culverts for flushing and water release, waterways navigation markers, water treatment, water quality management /testing, over 4 miles of levee's and Novato Creek frontage with direct access to San Pablo Bay.

Please try to attend a CSD monthly meeting to get a better understanding of what the CSD Board manages, current projects and concerns. Meetings are posted on the CSD Marquee. Next meeting is June 29, 2023 at 7:30 pm the BMK Community Center, 4 Montego Key.

The CSD's primary source of income is approximately **.001% of the property assessed valuation** we pay to County of Marin, estimated at \$633,277.00 for 2023. Funding is inadequate to fund any necessary improvements to our waterway infrastructure. We receive approximately \$542,624.00 from Measure D Parcel Tax. The Measure D Parcel Tax is limited to marine related maintenance **only** and can NOT be used for the marine related improvements our community needs. We also receive "Measure A" funding which can be used **only** for BMK parks and will be approximately \$58,000 in 2023. This funding has been used for many improvements requested by residents in our parks like new tennis/ pickleball courts, bocce, exercise stations and tree planting, but Measure A funding is limited and **not adequate** for other major improvements many residents have requested like restrooms or dog parks.

Funding from our taxes to the County of Marin covers services including; Libraries, Fire Department – Call 911, Law Enforcement– Call MC Sheriffs Department Roadways Maintenance and signage are the responsibility of the Marin County Public Works Dept. For any of these services and to report illegal activity above please call the department or Marin County Sheriff directly as the CSD does not have any authority in these areas.

Annual Budget- Bonds E & F Funding Ended in 2022

In 2023 the total annual operating budget for our community is approximately \$633,277. Clearly this is insufficient for the management and maintenance of our community infrastructure. The reality for BMK is funds we receive back from the County are not enough to manage, repair, replace and maintain our unique waterfront community on an ongoing basis.

In similar waterfront communities in California, with fewer amenities, and infrastructure homeowners typically pay monthly fees of \$400-\$500. As homeowners in a community service district we pay no maintenance fees to the BMK CSD.

Our past funding from Bond Measures E & F was passed in 2001 (for 20 years) to fill in the gap in funding necessary to maintain the community. Those bonds are fully paid and no longer on our tax roles. As of **“NOW”** - 2023 we are in need of on-going funding for **needed infrastructural repairs and replacements over the next 20 years.**

BMK’s aging navigational locks are 38 (South) & 50 (North) years old respectively, and all our waterfront infrastructure including 4 miles of levees, two 100 acre lagoons, Novato Creek and parks are in need of ongoing infrastructural improvements.

Your Community Needs Your Help

We are seeking your input on necessary funding options for our community improvements and volunteers needed to help us get the word out and educate the community. Bonds, parcel taxes or Mello Roos * (mixture of both) are some of our financial options to provide the funding to maintain BMK. Help us by volunteering your time to contribute in a positive way. Again we need resident volunteers to help us in community outreach communication, community education and collecting input from residents on our funding needs for the next 20 years. Please get your name and e-mail to Vince Lattanzio or Michael Gadoua. Community Outreach Meetings will be announced via email, marquee and website starting in June. The BMK CSD has a great track record successfully completing over \$10 million in locks, levees, dredging, and flood control improvements that were specified (and additional needed improvements) in Measures E & F. These were completed on budget and on time. We also refinanced the Bonds to gain another \$800,000 and completed projects beyond those promised by the bonds. That means the CSD did more than what was expected with your tax dollars!! The final measure E & F funded project is for another north lagoon maintenance dredge which is in the bidding process and planned to be complete by the end of this year. As a community we need to continue to take our future into our own hands again and manage and protect our community. We have prepared an initial estimate of projects needs and costs into the next 20 years and need to begin getting community input to be sure we have community support before we establish a final list of projects and funding solutions to pay for needed improvements and maintenance. Please be a part of the “community team” and provide your email and contact info to the CSD office today so we can notify you of meetings. We need your input to help keep our Waterfront Community “unique “ !

BMK's Needed Improvement Replacement Projects and Estimated Costs are Listed Below.

Projects	Estimated Costs
South Lock Electrical	512,500
North Lock Electrical	512,500
South Lock Mechanical Replacements	826,211
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Cathode Protectors	335,500
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Flood Gates	1,383,750
Gate Repair Coating	666,250
Gate Repair Coating	666,250
North Lock Wing Repair	523,954
South Lagoon Levee Repairs	486,363
South Lagoon Levee Armorment	2,337,018
South Lagoon Levee Topping	1,402,173
South Lagoon Levee Ownership	150,000
Marine Infrastructure	747,825
Flood Control North & South	1,279,323
South Lagoon Overflow	430,500
North Lagoon Aeration	846,866
Water Quality Treatment	889,739
Small Boat for South Lagoon	31,250
DMMS Permit	730,250
North Lagoon Dredge 10-15 year cycle	1,935,738
Creek Dredge Partnership	2,569,693
Tidal Prism Partnership	2,279,955
South Lagoon Spot Dredge	1,427,951
Moat Dredge	191,805
North Lagoon Spot Dredge	2,943,355

Engineering Management

	1,000,000
Legal & Financial	1,000,000
Community Security	161,175
Project Oversight	500,000
Community Center	840,778
Montego Park Restroom	350,000
Montego Park Dog Park	350,000
Montego Park Play Structures and Surfacing	
Other Parks Improvements	

Total

31,470,383

Beginning Balance	
Bond Proceeds	7,106,236
New Revenue Measure	25,582,354
Measure D Revenues	-
CIP Expenditures	31,470,383
Accrete to (use of) Fund Balance	
Ending Balance	
Minimum Ending Balance	0
Number Taxable Parcels	703
Tax/parcel/year	-
Tax/parcel/month	-
Term of Tax	25
	FYE 2025 -

Bond Funding	
Projects	7,106,236
Costs of Issuance	142,125
Reserve Fund	<u>583,889</u>
Total	7,832,250

Term years	25
rate	5.50%
Debt Service Payment	583,889
Coverage	58,389
Pay-go	<u>1,218,207</u>
Total	1,860,485
Tax/parcel/year	2,646
Tax/parcel/month	221

*levied only if necessary to cover delinquencies

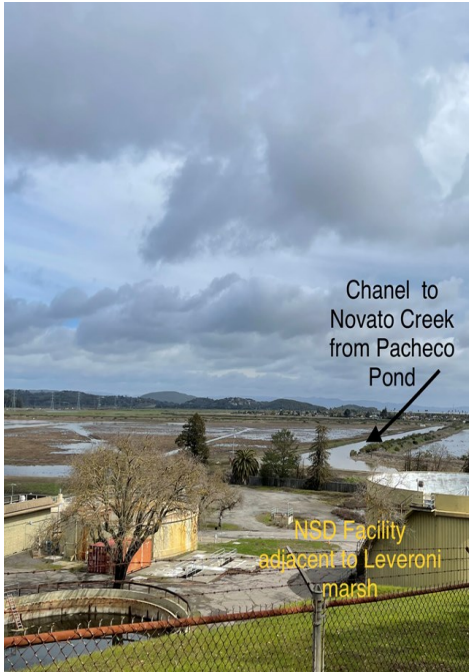
Aerial Photos by Sue Lattanzio



Massive Battery Storage Facility Proposed for nearby BMK Wetlands

STOP BATTERY STORAGE IN BMK WETLANDS

There is an application at Marin County Planning Department to build a 300mgw Lithium-ion battery storage facility across from Pacheco Pond.



A group of residents are opposing this location which borders the Novato Creek, is in a FEMA designated flood zone and abuts a wildlife refuge. In addition, there would be a significant adverse affect to the watershed's ability to move flood waters.

We are asking you to join us in this effort. We need your support!

Meetings every other Thursday, next meeting is 6/29/23 @ 6:30PM -

MEET.GOOGLE.COM/MYG-JAVX-JQT

For more information contact:

Yvonne Young: 415.601.3531 -

yvonne.young@compass.com

By Yvonne Young



BEL MARIN KEYS YACHT CLUB
PRESENTS



4th of July *Sailabration*



11 - 3

11AM - BOAT PARADE (North Lagoon)

1PM - DECORATED BIKE PARADE

1:30 - DECORATED DOG PARADE

2:00 - PRIZES ANNOUNCED

DECORATED BOAT PARADE
(NORTH LAGOON)

Decorate your Favorite
Floating Vessel

Meet at the Lock at 10:45
Display your # as you pass by the Yacht
Club
Prizes announced at 2

JUMPY HOUSE,
FACE PAINTING,
DUNK TANK,
SNO CONES

Hot Dogs & Burgers*
Moylans Draft Beer*
Bar will be open*
**for purchase*



Volunteers still needed
Contact: amy.ghias.khan@gmail.com

Our Water Quality - It's Everyone's Responsibility

WHAT YOU CAN DO ABOUT ALGAE

By Sue Lattanzio

- **Reduce Your Lawns** - If you have a lawn, consider removing it or keep it small & avoid using pesticides and fertilizers. **Always** use zero phosphorus fertilizers and try natural alternatives to traditional pesticides and fertilizers. Check the second number on the package formula, 10—**0**—10, for example, means zero phosphate. Consider this – one pound of phosphorous in runoff can result in 500 pounds of algae growth!
- **Use Native Plants To Landscape**- Landscaping with native plants improves our local ecosystem. Native plants are adapted to our environment and climate and are tolerant of both drought and tough winters. This drought tolerance means no need for excessive watering and less runoff. Native plants are also adapted to our soils and, thus, don't need fertilizers or pesticides. This means less maintenance for you. Native plants have deeper root systems (which create more air space in the soil), so they accommodate water infiltration, which, in turn, reduces runoff. Finally, native plants also provide better habitat for wildlife. The CSD maintains a list of good native plants for BMK.
- **Don't Over Water**- Excess irrigation water diverted into streets and directly into lagoons negatively impact our water quality. Irrigation timers need to be checked regularly and corrected after power outages. It is important to run your irrigation system during the early morning hours when less water is lost to evaporation (cooler temperatures) and the wind doesn't blow as hard. (2:00-3:00 AM is best) Watering your plants deeply and less frequently will encourage deep root growth and drought tolerance (i.e. deep watering 3 times per week). Lawns only need an average of an inch of water per week. Installing a rain sensor detects measurable rainfall and turns off the automatic irrigation valves to prevent over watering.
- **Conserve Water**- Plant a rain garden and use a rain barrel to catch water from your roof, consider using permeable pavement in your driveway – runoff that stays on your property will not wash contaminants into the lagoons and creek.
- **Use a Car Wash**- Soaps used to wash cars & boats ALL contain nutrients and chemical pollutants that are harmful to our lagoons and creek, promoting algae blooms and harming organisms living in it. If you must, direct wash water into planted areas to be absorbed and filtered by planting, but better to use a car wash that recycles water.
- **Educate Your Gardener/ Landscaper**- Request that they do not blow leaves or grass clippings into lagoons or storm drains. When possible mulch or compost your grass clippings. Mulching your grass reduces the need for fertilizer because, as the grass clippings break down, nutrients are released into your lawn, not the lagoon. Less fertilizer on your lawn, means less nutrients in the water and yes, less algae. Don't cut your grass lower than 3 inches in the summer. Slightly longer grass will stay greener, reducing the need for watering and less watering means less runoff.

Dispose of Hazardous Waste Properly- This is even more important For a water front community like BMK. Do not pour old gasoline onto The street or wash paint brushes at the end of your driveway. Where do these pollutants end up? In our Lagoons and creek. Properly dispose of ALL household hazardous wastes. Whether gasoline, paint, pesticides, Anti-freeze, motor oil, or the like, dispose of them at the county waste Site. Their effect on our waters can be devastating.



For any questions, call the CSD Office.
Thanks for being a Good Neighbor.

SAIL WITH US TO SUCCESS!



Your trusted Neighbors and Realtors specializing in Bel Marin Keys! Buying or selling we've got you covered. We would love the opportunity to meet and discuss your Real Estate goals and offer you a free market analysis.

BMK Sales 2022

- 104 Montego Key
- 1141 Bel Marin Keys Blvd.
- 12 Del Oro Lagoon
- 61 Del Oro lagoon

All homes sold Above the list price!



When it comes to buying or selling your home, it is important to trust realtors who care about your neighborhood as much as you do! Call us today!



Andrea Kraemer

Realtor
Coldwell Banker, Novato
(415) 408-1091
CalRE# 020022751
Andrea.Kraemer@cbnorcal.com
www.AndreaSellsMarin.com



Paula Samuels

Realtor
Coldwell Banker, Novato
(415) 382-8080
CalRE# 00468259
Paula.Samuels@cbrealty.com
PaulaInMarin.com



MARC CHAPPELL
MBA, Broker Associate

C. 415.328.2992
Marc.Chappell@cbnorcal.com
CalRE #01864642
MarcChappell.com

7250 Redwood Blvd., Suite #207
Novato, CA 94945



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Have Your Advertisement Featured in our Next N2N Publication

Want to have your business featured in our upcoming N2N Publication? Please stop by the CSD Office and complete an N2N advertising form. This will be required in addition to your submission, along with a check payable to BMK CSD. Please have all submissions in by September, 20th 2023 in order to ensure publication. Thank you for your interest.

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30 years experience
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hughmsmith@comcast.net
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BMKCSD Newsletter

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Free to residents of BMKCSD

